

# Appendix 5

## SA Matrices for the Residential Site Options

### S14/003: Masters Hill, Long Itchington Road, Birdingbury

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is at Birdingbury which is classed by the Council as a Local Needs Settlement; therefore a minor positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+	There are no healthcare facilities within 600m of this site. However, adjacent to the south western boundary of the site is an area of open space which appears to be allotments and there is another area of open space approximately 385m to the north. Therefore, a minor positive effect on this SA objective is likely. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (4.045ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are four bus stops within 600m to the north of this site, within Birdingbury. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	---?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's	0	There are four bus stops within 600m to the north of this site, within Birdingbury. However, there are no existing

SA Objectives	SA Score	Justification
contribution to climate change		employment sites or a town centre within walking distance (600m). Overall, a negligible effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are four bus stops within 600m to the north of this site, within Birdingbury and there is a national cycle route almost adjacent to the eastern boundary of the site. Therefore, a significant positive effect on this SA objective is likely.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	This site is approximately 725m to the north of Busheywood, Debdale Wood and Debdale Spinney potential Local Wildlife Site. Approximately 785m to the north west of the site is the Rugby to Leamington Disused Railway Local Wildlife Site and The Brakes Local Wildlife Site is located 815m to the north east. Birdinbury Station Pool Local Wildlife Site is also within 915m to the north. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Feldon Lias Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	<ul style="list-style-type: none"> <li>This site is on greenfield land; therefore a negligible effect is likely.</li> </ul>

#### S14/004: Site adjacent to public play area, The Old Orchard, Plott Lane, Stretton on Dunsmore, Rugby, CV23 9HL

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local	++	This site is at Stretton on Dunsmore which is classed by the Council as a Main Rural Settlement; therefore a

SA Objectives	SA Score	Justification
services, leisure and cultural opportunities with good access for all sections of the community		significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	++	There is a doctor's surgery approximately 330m to the east of this site, and there is an outdoor sports facility immediately to the west as well as a number of other open spaces within walking distance. A significant positive effect on this SA objective is therefore likely. The site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.92ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are three bus stops within 600m to the east of this site, within Stretton on Dunsmore. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	0	There are three bus stops within 600m to the east of this site, within Stretton on Dunsmore. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective

SA Objectives	SA Score	Justification
14) Promote a sustainable and accessible transport network	++	although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures. There are three bus stops within 600m to the east of this site, within Stretton on Dunsmore so a significant positive effect is likely on this SA objective. However, there are no cycle paths or railway stations within walking distance (600m) of the site.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	This site is approximately 416m to the north west of Stretton on Dunsmore Fields Local Wildlife Site. Approximately 715m to the south east of the site is Asylum Farm Meadows Local Wildlife Site and 780m to the south west is Park Farm Saline Spring Local Wildlife Site. Bull and Butcher Wood Local Wildlife Site is approximately 800m to the south west. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

#### S14/005: Main Street, Harborough Magna, CV23 0HA

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is at Stretton on Dunsmore which is classed by the Council as a Local Needs Settlement; therefore a minor positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no existing healthcare facilities within 600m of this site. However, there are five areas of public open space within Harborough Magna to the east; therefore a minor positive effect on this SA objective is likely. However, the site is within very close proximity of the AQMA that has been declared around Rugby town - the south eastern corner of the site is within approximately 75m of the AQMA. Vehicles leaving the site and travelling

SA Objectives	SA Score	Justification
		east along Easenhall Road would travel directly into the AQMA and would therefore contribute additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (4.45ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are four bus stops along Rugby Road immediately to the south of this site and a further six to the east within Harborough Magna. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	0	There are four bus stops along Rugby Road immediately to the south of this site and a further six to the east within Harborough Magna. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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 impact on the historic environment. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport	++	There are six bus stops within 150m of the site; four bus stops along Rugby Road immediately to the south of this site and a further six to the east within Harborough Magna. However, there are no railway stations or cycle paths

SA Objectives	SA Score	Justification
network		within walking distance (600m) of the site. Overall a significant positive effect is likely.
15) Reduce all forms of pollution	--	The site is within very close proximity of the AQMA that has been declared around Rugby town – the south eastern corner of the site is within approximately 75m of the AQMA. Vehicles leaving the site and travelling east along Easenhall Road would travel directly into the AQMA and would therefore contribute additional emissions in that area. Therefore, a significant negative effect is likely in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	This site is approximately 600m to the north of the Oxford Canal Wildlife Site and approximately 650m to the north east of Cathiron Spinney Local Wildlife Site. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	--?	This site lies within the 'High Cross Plateau – Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity; therefore residential development at this site could have a significant negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

#### S14/007: Land adjacent to Eastfield Farm, Crick Road, Hillmorton, CV23 0AB

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the edge of Rugby town; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no existing healthcare facilities within 600m of this site. However, there is an area of public open space approximately 100m to the west and another two within 600m to the west, one of which appears to comprise outdoor sports pitches; therefore a minor positive effect on this SA objective is likely. However, the site is within the AQMA that has been declared around Rugby town and vehicle movements to and from the site would contribute additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on the health of

SA Objectives	SA Score	Justification
4) Provide affordable and decent housing, which meets the needs of the Borough	+	residents. This site is relatively small (2.34ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are two bus stops within approximately 285m of this site to the west, along Crick Road. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	-	This site is on greenfield land which is classed as Grade 4 agricultural quality; therefore development here may have a minor negative effect.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	0	There are two bus stops within approximately 285m of this site to the west, along Crick Road. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There are two bus stops within approximately 285m of this site to the west, along Crick Road. However, there are no railway stations or cycle paths within walking distance (600m) of the site. Overall a minor positive effect is likely.
15) Reduce all forms of	--	The site lies within the AQMA that has been declared around Rugby town and is therefore likely to have a



SA Objectives	SA Score	Justification
pollution		significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. Additionally, the northern boundary of the site lies adjacent to the Crick Road (A428) and therefore a further significant effect is likely with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	---?	This site is within approximately 40m of a local geological site, and Hill Morton Sand Pit (potential) and Oxford Canal Local Wildlife Sites are both within 250m to the west. Other designated sites within 1km of this site include Hill Morton Radio Station potential Local Wildlife Site and Hillmorton Ballast Pits Local Wildlife Site. Therefore, the development of this site could have a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	---?	This site lies within the 'Feldon – Ironstone Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate-high sensitivity; therefore residential development at this site could have a significant negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

### S14/008\_S14/020: Land at Cawston Rugby (known as land & buildings adjoining Little Scotland Farm, Scotts)

8.5

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Rugby town; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no existing healthcare facilities within 600m of this site, however, there are five areas of open space within 600m to the north and east, with two of these being directly adjacent to the north. This results in a minor positive effect. However, this site is within the AQMA designated around Rugby town, and additional vehicles associated with this development will therefore contribute to additional emissions in this area, and this results in a minor negative effect. Overall, a mixed effect is likely for this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (1.7ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are 10 bus stops within walking distance (600m) of this site to the north, east and west (two are directly adjacent to the east of the site on Alwyn Road). However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	-	This site is on greenfield land which is classed as Grade 7 agricultural quality; therefore development here may have a minor negative effect.
10) Minimise waste and	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.

SA Objectives	SA Score	Justification
manage it sustainably		
11) Reduce the Borough's contribution to climate change	0	There are 10 bus stops within walking distance (600m) of this site to the north, east and west (two are directly adjacent to the east of the site on Alwyn Road). However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is therefore likely for this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are 10 bus stops within walking distance (600m) of this site to the north, east and west (two are directly adjacent to the east of the site on Alwyn Road). Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town, and additional vehicles associated with this development will therefore contribute to additional emissions in this area, and this results in a significant negative effect. This site is not directly adjacent to a major road or railway line which could lead to future residents being exposed to noise pollution, and there are no sensitive receptors surrounding the site.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	This site is within approximately 450m north of Dunkley Lake Local Wildlife Site and Cawston Fox Covert Local Wildlife Site is approximately 460m to the west. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

8.6

#### S14/009: Dyer's Lane, Wolston

SA Objectives	SA Score	Justification
19) Reduce/eliminate poverty,	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
disadvantage and social exclusion		
20) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the edge of Wolston, which is classed by the Council as a Main Rural settlement; therefore a significant positive effect on this SA objective is likely.
21) Promote/improve health of the population and reduce health inequalities	+	There are no existing healthcare facilities within 600m of this site. However, there is an area of public open space (which appears to be an outdoor sports facility) across the road to the west of the site and six other areas of open space within walking distance; therefore a minor positive effect on this SA objective is likely. The site is not within or directly connected to an AQMA.
22) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (1.048ha) in size; therefore a minor positive effect is likely.
23) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
24) Promote/enable a strong, stable and sustainable local economy	+	There are 11 bus stops within walking distance (600m) of this site to the north, east and west, in Wolston. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
25) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
26) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative effect on this SA objective.
27) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
28) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
29) Reduce the Borough's contribution to climate change	0	There are 11 bus stops within walking distance (600m) of this site to the north, east and west, in Wolston. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is therefore likely.
30) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
31) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
32) Promote a sustainable and accessible transport network	++	There are 11 bus stops within walking distance (600m) of this site to the north, east and west, in Wolston. However there are no cycle paths or railway stations within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
33) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
34) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	This site is within approximately 380m of the Plantation potential Local Wildlife Site to the north west. Sally's Hole Local Wildlife Site is approximately 450m to the north and Wolston Gravel Pit SSSI is approximately 650m to the south west. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
35) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
36) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

#### **S14/010: Land to Rear of 84-90 Dunchurch Road, Rugby, Warwickshire, CV22 6DW**

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Rugby town; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce	+ +/-	There is a hospital approximately 430m to the east of this site and a doctor's surgery within 400m to the north. In addition, there are several areas of open space within walking distance (600m) including one adjacent to the

SA Objectives	SA Score	Justification
health inequalities		eastern side of the site. A significant positive effect on this SA objective is therefore likely. However, the site is within the AQMA that has been declared around Rugby town and vehicle movements to and from the site would contribute additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on the health of residents.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.21ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are two bus stops within 100m to the east of this site and a number of others within walking distance (600m). While there are no existing employment sites within 600m, Rugby town centre is within 600m to the north. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	-?	This site is on greenfield land which is classed as Grade 7 agricultural quality; therefore development here is likely to have a minor negative effect.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	There are two bus stops within 100m to the east of this site and a number of others within walking distance (600m). While there are no existing employment sites within 600m, Rugby town centre is within 600m to the north. Overall, a minor positive effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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 impact on the historic environment. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.

SA Objectives	SA Score	Justification
14) Promote a sustainable and accessible transport network	++	There are two bus stops within 100m to the east of this site and a number of others within walking distance (600m). Additionally, a National Cycle Route is adjacent to the site's western boundary and a local route is approximately 80m to the east boundary. Overall a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	--	The site lies within the AQMA that has been declared around Rugby town and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	This site is within approximately 700m of a Local Wildlife Site (Allotment Gardens) to the west. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site, and it is noted that the status of the Local Wildlife Site is 'destroyed'.
17) Maintain and where possible enhance the quality of landscapes	0?	This site lies within an area classed as 'urban' in the 2006 Landscape Assessment of the Borough of Rugby; therefore residential development at this site could have a negligible effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

#### S14/011 Land at Coventry Road, Wolvey, Warwickshire

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is located in Wolvey, which Rugby Borough Council has classed as a Main Rural Settlement. Therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	++	The site is located within walking (600m) of one doctor's surgery on The Square and three open spaces. A significant positive effect is therefore likely on this SA objective. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	The site is relatively small (0.91ha) and therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
crime and anti-social behaviour		
6) Promote/enhance a strong, stable and sustainable local economy	++	The site is located within walking distance (600m) of Wolvey (a Main Rural Settlement) centre and two bus stops located approximately 130m to the north of the site on Coventry Road. However there are no sites of employment within walking distance. Overall, a significant positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site is located on greenfield land and therefore a minor negative 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	--?	This site is on greenfield land and the majority of the site is classed as grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	The site is located on greenfield land and therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	The site is located within walking distance (600m) of Wolvey (a Main Rural Settlement) centre and two bus stops located approximately 130m to the north of the site on Coventry Road. However there are no sites of employment within walking distance. Overall, a minor positive effect is likely.
12) Avoid, reduce and manage flood risk	-	The majority of this site is on greenfield land and is outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	The site is located within walking distance (600m) two bus stops located approximately 130m to the north of the site on Coventry Road; however there are no cycle paths or railway stations within walking distance. Overall a minor positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0	The site is not within or directly linked to an AQMA, therefore a negligible effect is likely on this SA objective. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.



SA Objectives	SA Score	Justification
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Wolvey Rush Pasture Local Wildlife Site lies approximately 440m to the north of the site, another Local Wildlife Site under the same name lies approximately 660m north west of the site. Three Local Wildlife Sites all under the name of Wolvey Trout Pits are approximately 430m and 650m west and north west of the site. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	---	The majority of this site lies within the 'High Cross Plateau – village farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity; therefore residential development at this site could have a significant negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	The site is located on greenfield land and therefore a negligible effect is likely on this SA objective.

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#### S14/012\_S14/013 Shelford Lodge Farm/Temple Farm

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is at Wolvey which is classed by the Council as a Main Rural Settlement; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	++	There is a doctor's surgery approximately 215m south of this site. There are also three areas of open space within 310m to the south of the site. Therefore, a significant positive effect on this SA objective is likely. The site is not within or directly connected to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This is a relatively small site (7.13ha) therefore a minor positive effect is likely for this objective.

SA Objectives	SA Score	Justification
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are two bus stops within 285m to the south of this site, within Wolvey. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--?	This site is on greenfield land and the majority of the site is classed as grade 3 agricultural quality (with an area in the north classed as Grade 2); therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	0	There are two bus stops within 285m to the south of this site, within Wolvey. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land and the majority of the site is outside of flood zones 3a or 3b (although the central part of the site and the northern boundary of the southern part of the site is within a flood zone 3 area); therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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 impact on the historic environment. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There are two bus stops within 285m to the south of this site, within Wolvey. However there are no railway stations or cycle paths within walking distance (600m) of the site. A minor positive effect is likely overall.
15) Reduce all forms of pollution	0/--	The site is not within or directly linked to an AQMA, therefore a negligible effect is likely on this SA objective. The site however lies approximately 430m east of M69 where there is no development in between so there is likely to be a significant negative impact (resulting in mixed effects overall) in relation to noise.
16) Conserve and where possible enhance the	--?	This site contains and Wolvey Trout Pits Local Wildlife Site and encroaches onto another fragment of the Local Wildlife Site. The site is also adjacent to Wolvey Rush Pasture Local Wildlife Site and approximately 300m away

SA Objectives	SA Score	Justification
Borough's biodiversity, flora and fauna		from another fragment of that Local Wildlife Site. Therefore, the development of this site could have a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	---	The majority of this site lies within the 'High Cross Plateau – village farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity; therefore residential development at this site could have a significant negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

#### S14/016 Lawford Fields Farm, Bilton Lane, Long Lawfords, CV23 9DU

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is at Long Lawford which is classed by the Council as a Main Rural Settlement; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site. However, there are a number of areas of open space within 600m of the site including an area of open space within 25m to the west of the site and an area of open space approximately 50m south of the site. Therefore, a minor positive effect on this SA objective is likely. However, this site is within the AQMA that has been declared around Rugby town. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This is a relatively large site (30ha) therefore a significant positive effect is considered likely for this objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong,	++	There are 14 bus stops within walking distance (600m) surrounding this site, within Long Lawford. This includes

SA Objectives	SA Score	Justification
stable and sustainable local economy		one bus stop adjacent to the north western corner of the site. The site is also adjacent to an existing Strategically Important Employment site. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The majority of this site is on greenfield land; therefore development here is likely to have a minor negative 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	--?	The majority of the site is on greenfield land and is classed as grade 3 agricultural quality (with a tiny area on the eastern edge classed as Grade 7); therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	The majority of this site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	There are 14 bus stops within walking distance (600m) surrounding this site, within Long Lawford. This includes one bus stop adjacent to the north western corner of the site. The site is also adjacent to an existing Strategically Important Employment site. However, it is not within 600m of a town centre. Overall, a minor positive effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	The majority of this site is on greenfield land and is outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are 14 bus stops within walking distance (600m) surrounding this site, within Long Lawford. Additionally, National Cycle Routes are adjacent to the site's northern and southern boundaries. Overall, a significant positive effect is likely.
15) Reduce all forms of pollution	--	The site lies within the AQMA that has been declared around Rugby town and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. Additionally, Coventry road (A428) lies adjacent to the north of the site and Parkfield Road (A4071) lies adjacent to the site's southern boundary.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	This site is within 15m of Rugby-Leamington Disused Railway - Leamington Extension Local Wildlife Site, approximately 35m from Long Lawford Meadows Local Wildlife Site, approximately 400m from Malpass Quarry Local Wildlife Site, approximately 705m from Parkfield Road Quarry and Slagheap Local Wildlife Site and approximately 675m from Parkfield Road Verge Local Wildlife Site. The site is also approximately 850m from

SA Objectives	SA Score	Justification
		Irrigation Pool Local Wildlife Site. Therefore, the development of this site could have a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	The majority of this site lies within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is mainly on greenfield land; therefore a negligible effect is likely.

#### S14/017 - Land on south side of Leamington Road opposite British Legion Club, Ryton on Dunsmore

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located within Ryton on Dunsmore which is classified by the Council as a Main Rural Settlement; therefore a significant positive effect is likely.
3) Promote/improve health of the population and reduce health inequalities	+	This site is located within 600m of four open spaces; one located to the west along Leamington Road, another to the south of the site and two to the north. However the nearest healthcare facility is over 600m from the site. Therefore, a minor positive effect is likely overall. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.275ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are six bus stops within walking distance (600m) from the site although it is noted that one is located the other side of a dual carriageway; therefore access may be an issue. An existing Strategically Important Employment Site (Peugeot Citroen) is also within walking distance (600m) of the site; therefore a significant positive effect is likely.

SA Objectives	SA Score	Justification
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	---	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	++	The site is located within 600m of Ryton on Dunsmore village centre (a Main Rural Settlement), an existing employment site and six bus stops; therefore a significant positive effect is likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site is within walking distance (600m) of six bus stops in Ryton on Dunsmore therefore a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However the site lies adjacent to Leamington Road (A445) and therefore a likely significant negative effect is also identified (resulting in mixed effects overall) as the A road could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	---	The site is located within 250m of one Local Wildlife Site, Ryton Grassland to the west; however the it is noted that the Local Wildlife Site is already classed as destroyed. There are also a number of other Local Wildlife Sites within 1km including Warren Farm and Ryton Church Pastures. Therefore, the development of this site may have a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity

SA Objectives	SA Score	Justification
17) Maintain and where possible enhance the quality of landscapes	-?	assets may exist within or near to the site.  This site lies within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

#### S14/018 Land off Glenfern Gardens, off Oxford Road, Ryton on Dunsmore

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located within Ryton on Dunsmore which is classified by the Council as a Main Rural Settlement; therefore a significant positive effect is likely. However it is worth noting that this site lies in the settlement's periphery.
3) Promote/improve health of the population and reduce health inequalities	-	There is no healthcare facility or an open space within 600m of the site; so is therefore likely to have a minor negative effect. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (1ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	The site is located directly opposite and within walking distance (600m) of an existing Strategically Important Employment Site (Peugeot Citroën). Additionally a bus stop lies within walking distance (600m) to the north of the site; therefore a significant positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of	-	This site is on greenfield land; therefore development here is likely to have a minor negative effect on this SA

SA Objectives	SA Score	Justification
urban areas		
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	0	The site lies within 600m of an employment site and a bus stop; however it is more than 600m to Rugby town centre or the centre of a Main Rural Settlement. Therefore, a negligible effect is likely overall.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There is one bus stop within walking distance (600m) to the north of the site located on the Oxford Road (A423) and London Road (A45) junction. However there are no cycle paths or railway stations within walking distance (600m) of the site. Therefore a minor positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However the site lies adjacent to Oxford Road (A423) and therefore a likely significant negative effect is also identified (resulting in mixed effects overall) as the A road could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Around 400m east of the site lies a SSSI and there are a number of Local Wildlife Sites within 1km including Featherstone Farm Fields approximately 700m to the south and Warren Farm around 720m to the south east. Therefore, the development of this site could have a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of



SA Objectives	SA Score	Justification
		mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

### S14/019 Land off Bulkington Road, Wolvey, Warwickshire

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site lies at Wolvey which the Council has classified as a Main Rural Settlement; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	++	The site is within walking distance (600m) of a doctor's surgery located on The Square and two open spaces; therefore a significant positive effect on this SA objective is likely. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This is a relatively large site (24.2ha); therefore a significant positive effect is considered likely for this objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	The site is located within walking distance (600m) of four bus stops and Wolvey centre, a Main Rural Settlement and therefore a significant positive effect on this SA objective is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The majority of this site is on greenfield land; therefore development here is likely to have a minor negative effect on this SA objective.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.

SA Objectives	SA Score	Justification
renewables		
10) Minimise waste and manage it sustainably	0	The majority of this site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	The site lies within walking distance (600m) of six bus stops and Wolvey, a Main Rural Settlement. However there are no employment sites within walking distance. Therefore development here is likely to have a minor positive effect overall.
12) Avoid, reduce and manage flood risk	--	The site lies on greenfield land and there is an area of flood zone 3 (around the River Anker) flowing through the centre of the site; therefore a significant negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site is located within walking distance (600m) of four bus stops; two to the south in Wolvey and two to the east in Wolvey Heath. There are no railway stations or cycle routes within walking distance of the site. A significant positive effect is likely overall on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Two Local Wildlife Sites are adjacent to the site's boundary; Wolvey Trout Pitts lines the western border and Wolvey Rush Pasture is situated to the south of the boundary. Therefore, the development of this site may have a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'High Cross Plateau – Open Plateau' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. Due to a combination of cultural coherence and rolling topography, the overall sensitivity is rated as moderate; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of	0	This site is on greenfield land; therefore a negligible effect is likely.

SA Objectives	SA Score	Justification
townscapes		

**S14/021 Penlan, Cawston Lane, Dunchurch, Rugby, CV22 7RX**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is situated between Rugby town and Dunchurch, which the Council has classified as a Main Rural Settlement. Therefore it is likely to have a significant positive effect on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however there are a number of open spaces (including a rugby pitch) between approximately 500m and 600m north of the site and can be accessed via a Right of Way. This site is therefore likely to have a minor positive effect. However, the site lies within an AQMA and therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.21ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are two bus stops located approximately 500m from the site; one to the north east and the second to the east can be accessed via Right of Way. The site is not within 600m of an existing employment site or the centre of Rugby town or Dunchurch centre, a Main Rural Settlement. Therefore a minor positive effect is considered likely overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative effect on this SA objective.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase	--	This site is on greenfield land and the majority of the site is classed as Grade 2 agricultural quality; therefore the development is likely to have a significant negative effect.

SA Objectives	SA Score	Justification
energy generated from renewables		
10) Minimise waste and manage it sustainably	0	The site lies on greenfield land and therefore is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	0	There are three bus stops within walking distance (600m) from the site; however there are no sites of employment, Rugby town centre or the centre of a Main Rural Settlement within walking distance (600m). Overall, a negligible effect is likely.
12) Avoid, reduce and manage flood risk	-	The majority of this site is on greenfield land and is outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are three bus stops within walking distance (600m) from the site; on to the north of the site on Thurlaston Drive, another to the east of the site near and the third to the northeast of the site half way between the Alwyn Road and Longrood Road intersection and Main Street. There are no railway stations or cycle paths within walking distance (600m) of this site. There is likely to be a significant positive effect overall on this SA objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Two Local Wildlife Sites lie within approximately 300m of the site; Dunkley Lake to the south east and Cawston Fox Covert to the west. The site therefore may have a minor negative effect although, this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity due to the strongly unified pattern and the gently rolling topography with scattered trees being the key elements which contribute to its sensitivity. Therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the

SA Objectives	SA Score	Justification
		development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

#### S14/023 58 Daventry Road, Dunchurch, CV22 6NS

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is located in Dunchurch which the Council has classified as Main Rural Settlement; it is therefore likely to have a significant positive effect.
3) Promote/improve health of the population and reduce health inequalities	+ +/ -	Within walking distance (600m) of the site lies a doctor's surgery (approximately 310m) located on Dunsmore Heath and four open spaces. The site is therefore likely to have a significant positive effect on this SA objective. However, the site lies within an AQMA and therefore a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (1.2ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	The site lies within walking distance (600m) of Dunchurch centre (a Main Rural Settlement) and 11 bus stops. Therefore a significant positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative effect on this SA objective.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase	--	This site is on greenfield land and the majority of the site is classed as Grade 2 agricultural quality; therefore development is likely to have a significant negative effect.

SA Objectives	SA Score	Justification
energy generated from renewables		
10) Minimise waste and manage it sustainably	0	The site lies on greenfield land and therefore is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	The site lies within walking distance (600m) of Dunchurch, a Main Rural Settlement and 11 bus stops. However there are no employment sites within walking distance so there is likely to be a minor positive effect on this SA objective overall.
12) Avoid, reduce and manage flood risk	-	The majority of this site is on greenfield land and is outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site lies within walking distance (600m) and 11 bus stops located in Dunchurch. There are no cycle paths or railway stations within walking distance (600m). Overall there is likely to be a significant positive effect on this SA objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. Although the site lies approximately 200m north of M45, there is no development in between so there is likely to be a significant negative impact with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The site is situated on the Dunchurch Hall Meadow Local Wildlife Site. The site therefore may have a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
18) Maintain and where possible enhance the quality of townscapes	+	This site is on greenfield land less than 10 ha; therefore a minor positive effect is likely.

**S14/024 Restaurant + garage Site, A45, 424 London Road, Stretton-on-Dunsmore, Rugby**

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site lies within Stretton on Dunsmore which the Council has classified as Main Rural Settlement; it is therefore likely to have a significant positive effect.
3) Promote/improve health of the population and reduce health inequalities	-	There are no healthcare facilities, open spaces or sports facility within walking distance (600m) of the site; therefore a minor negative effect is likely. The site does not lie within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.93ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is within walking distance (600m) of one bus stop; however the site is not within walking distance (600m) of an existing employment site or the centre of Stretton on Dunsmore, a Main Rural Settlement. Therefore a minor positive effect is likely. However, it is noted that the bus stop is only accessible by crossing a dual carriage way; therefore there may be access issues depending on the location of safe crossing points.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	The site lies on predominantly brownfield land and therefore is likely to have a significant positive effect.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from	0	The site mainly on brownfield land and therefore the effect on this SA objective is likely to be negligible.

SA Objectives	SA Score	Justification
renewables		
10) Minimise waste and manage it sustainably	+?	The site is mainly on brownfield land and therefore the effect on this SA objective could be minor positive; however this is uncertain depending on the previous use of the site and whether there are opportunities to reuse existing buildings/materials.
11) Reduce the Borough's contribution to climate change	0	The site is within walking distance (600m) of one bus stop; however the site is not within walking distance of an employment site, Rugby town centre or the centre of a Main Rural Settlement. Therefore a negligible effect is likely overall.
12) Avoid, reduce and manage flood risk	0	The site is on brownfield land and lies outside of flood zones 3a and 3b; therefore a negligible effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There is one bus stop approximately 530m to the south east of the site on School Lane in Stretton on Dunsmore. However there are no cycle paths or railway stations within walking distance (600m) of the site. Overall, a minor positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However the site lies adjacent to London Road (A45) and therefore a likely significant negative effect is also identified (resulting in mixed effects overall) as the A road could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Wolston Gravel Pit SSSI is situated approximately 900m to the north of the site. Therefore there may be a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity due to the strongly unified pattern and the gently rolling topography with scattered trees being the key elements which contribute to its sensitivity. Therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.



SA Objectives	SA Score	Justification
18) Maintain and where possible enhance the quality of townscapes	+	This is a small (under 10ha) brownfield site and therefore a minor positive effect is likely.

#### S14/025 Land at Ashlawn Road West, Ashlawn Road, Rugby, CV22 6HU

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located within the periphery of Rugby town and therefore will have a significant positive effect.
3) Promote/improve health of the population and reduce health inequalities	+/-	The site is located within walking distance (600m) of nine open spaces; however there are no healthcare facilities within walking distance. Therefore, a minor positive effect is likely. However, the site lies within an AQMA and therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This is a relatively large site (38.34ha); therefore a significant positive effect is considered likely for this objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is located within walking distance of over 20 bus stops; however it is not in walking distance (600m) of existing employment sites, Rugby town centre or the centre of a Main Rural Settlement. A minor positive effect is therefore likely overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site comprises of mainly greenfield land and it is therefore likely to have a minor negative effect.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase	--	This site is on greenfield land and the majority of the site is classed as Grade 2 agricultural quality; therefore development is likely to have a significant negative effect.

SA Objectives	SA Score	Justification
energy generated from renewables		
10) Minimise waste and manage it sustainably	0	This site is on greenfield land and is therefore considered to have a negligible effect.
11) Reduce the Borough's contribution to climate change	0	The site is located within walking distance (600m) of over 20 bus stops but is not within walking distance of an employment site, Rugby town centre or the centre of a Main Rural Settlement. Overall, it is therefore considered that the site will have a negligible effect on this SA objective.
12) Avoid, reduce and manage flood risk	-	The site is mainly greenfield and lies outside of flood zone 3a and 3b and therefore is likely to have a minor negative effect overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site is located within walking distance (600m) of over 20 bus stops within Dunchurch and a national cycle route that aligns with Ashlawn Road with an additional National Cycle Network Link running along the southern section of Dunchurch Road. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Approximately 400m west of the western site boundary lies Cock Robin Wood Local Nature Reserve. There may be a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity due to the strongly unified pattern and the gently rolling topography with scattered trees being the key elements which contribute to its sensitivity. Therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend on the design of the

SA Objectives	SA Score	Justification
18) Maintain and where possible enhance the quality of townscapes	0	This site comprises mainly of greenfield land and therefore a negligible effect is likely.

**S14/026 Hillmorton Triangle, Rugby, land to the south of the A428 (Crick Road), East & North of B4038 Kilsby Lane, and west of the Oxford Canal**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located on the periphery of Rugby town and it is therefore likely to have a significant positive effect.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are four open spaces within walking distance (600m) of the site. However, there are no healthcare facilities within walking distance and therefore the site is likely to have a minor positive effect on this SA objective. However, the site lies on the periphery of an AQMA and therefore a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (5.3ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is located within walking distance (600m) of five bus stops; however it does not lie within walking distance of any existing employment sites, Rugby town centre or the centre of a Main Rural Settlement. Overall it is therefore likely that the site will have a minor positive effect on this objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site lies on predominantly greenfield land and it is therefore considered likely to have a minor negative effect on this SA objective.
9) Use and manage land, energy, soil, mineral and	-	This site is on predominantly greenfield land, of which approximately two thirds is classed as Grade 7 agricultural

SA Objectives	SA Score	Justification
water resources prudently and efficiently, and increase energy generated from renewables		quality. Therefore, a minor negative effect on this SA objective is likely. The southern third of the site is Grade 3 land, although it is undetermined if it is 3a or 3b.
10) Minimise waste and manage it sustainably	0	This site is predominantly greenfield land and it is therefore considered to have a negligible effect on this SA objective.
11) Reduce the Borough's contribution to climate change	0	The site is located within walking distance (600m) of five bus stops however it does not lie within walking distance of any existing employment sites, Rugby town centre or the centre of a Main Rural Settlement. Overall it is therefore likely that the site will have a negligible effect on this objective.
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land and is outside of flood zones 3a and 3b. It is therefore considered that it will have a minor negative effect on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site is located within walking distance (600m) of five bus stops to the north of the site along Crick Road. There are however no cycle paths or railway stations in within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. The site is not immediately adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The eastern boundary of the site lines the Oxford Canal which is designated as a Local Wildlife Site. Situated approximately 470m to the east of the site's boundary lies another Local Wildlife Site, Hill Morton Sand Pit (potential site) and a Local Geological Site. Furthermore, approximately 100m to the south east of the site lies a further Local Wildlife Site, Kilsby Lane Meadow. Finally, approximately 380m to the north lies Hillmorton Ballast Pits Local Wildlife Site. Therefore a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of	-?	According to the 2006 Landscape Assessment of the Borough of Rugby, this site is split into two character types; the north western half of the site lies within the 'Dunsmore - Plateau Fringe' and the south eastern side has

SA Objectives	SA Score	Justification
landscapes		been classified as 'Fledon – Vale Farmlands'. Both these area are classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site comprises mainly greenfield land and therefore a negligible effect is likely.

### S14/027 Homefield, Rugby Road, Bilton Grange, Dunchurch, Bilton Grange School, Rugby Road, Dunchurch, CV22 6QU

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site lies within Dunchurch which Rugby Borough Council has classified as a Main Rural Settlement and therefore a significant positive effect is likely.
3) Promote/improve health of the population and reduce health inequalities	+ +/ -	Within 600m of the site there is a doctor's surgery located on Dunsmore Heath, four open spaces and therefore a significant positive effect is likely. It is worth noting that the health care facility is just over 600m if using the road. However, the site lies on the periphery of an AQMA and therefore a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (2.916ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	The site lies within walking distance (600m) of Dunchurch (a Main Rural Settlement) centre and ten bus stops. A significant positive effect is therefore likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site lies on greenfield land and therefore a minor negative effect is likely on this SA objective.

SA Objectives	SA Score	Justification
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--	The northern half of the site is classified as Grade 2 agricultural land and the southern half as Grade 3 and therefore a significant negative effect is likely.
10) Minimise waste and manage it sustainably	0	This site lies on greenfield land and therefore a negligible effect is likely.
11) Reduce the Borough's contribution to climate change	+	The site lies within 600m of Dunchurch (a Main Rural Settlement) centre and ten bus stops; however there are no employment sites within 600m. A minor positive effect is therefore likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land and outside of flood zones 3a and 3b so overall a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site lies within 600m of ten bus stops within Dunchurch and along Rugby Road; additionally a national cycle route is approximately 90m to the north of the site, and approximately 580m to the north east lies a National Cycle Network link on Dunchurch Road. Overall a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. The site is not immediately adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Cock Robin Wood Local Nature Reserve lies approximately 500m to the northwest of the site and Dunchurch Hall Meadow a Local Wildlife Site lies approximately 700m to the south. Therefore a minor negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of	0?	This site lies within an area classed as 'urban' in the 2006 Landscape Assessment of the Borough of Rugby; therefore residential development at this site could have a negligible effect on this SA objective although this is

SA Objectives	SA Score	Justification
landscapes		uncertain as effects will depend to some extent on the design of the development.
18) Maintain and where possible enhance the quality of townscapes	0	This site comprises mainly of greenfield land and therefore a negligible effect is likely.

### S14/028 The Lion Field, Bilton Grange, Dunchurch, Bilton Grange School, Rugby Road, Dunchurch, CV22 6QU

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site lies within Dunchurch which Rugby Borough Council has classified as a Main Rural Settlement and therefore a significant positive effect is likely.
3) Promote/improve health of the population and reduce health inequalities	+/-	Within walking distance (600m) of the site there are three open spaces; one of which lies adjacent to the south eastern boundary. However there is no health facility within walking distance, therefore there is likely to be a minor positive effect on this SA objective. The site however lies on the periphery of an AQMA and therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.792ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are ten bus stops within 600m of this site. However, there are no existing employment sites, Rugby town centre or the centre of a Main Rural Settlement within walking distance (600m) of the site. Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site is located on greenfield land therefore a minor negative is likely on this SA objective.
9) Use and manage land, energy, soil, mineral and	--	This site is on greenfield land and the majority of the site is classed as Grade 2 agricultural quality therefore the

SA Objectives	SA Score	Justification
water resources prudently and efficiently, and increase energy generated from renewables		development is likely to have a significant negative effect.
10) Minimise waste and manage it sustainably	0?	The site lies on greenfield land and therefore may have a negligible effect on this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are ten bus stops within 600m of this site. However, there are no existing employment sites, Rugby town centre or the centre of a Main Rural Settlement within walking distance (600m). Overall, a negligible effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land and outside of flood zones 3a and 3b so overall a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are ten bus stops within 600m of this site along Rugby Road. Furthermore adjacent to the north western boundary lies a national cycle route and approximately 460m to the north east lies a National Cycle Network link on Dunchurch Road. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. Additionally, the site lies adjacent to the A426 and therefore a further significant effect is likely with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Cock Robin Wood Local Nature Reserve lies approximately 320m to the northeast of the site; there may be therefore a minor negative effect, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity due to the strongly unified pattern and the gently rolling topography with scattered trees being the key elements which contribute to its sensitivity. Therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the



<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
		development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site comprises mainly of greenfield land and therefore a negligible effect is likely.

### **S14/029 Marston Maples, Marston Maples, Rugby Road, Wolston, CV8 3F2**

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site lies within Wolston which Rugby Borough Council has classified as a Main Rural Settlement and therefore a significant positive effect is likely. The site is situated in the periphery.
3) Promote/improve health of the population and reduce health inequalities	+	There are two open spaces within walking distance (600m) for the site. However, there are no health facilities within walking distance and therefore the site is likely to have a minor positive effect on this SA objective. The site does not lie within an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.75ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is located within walking distance (600m) of three bus stops in Wolston; however it does not lie within walking distance (600m) of any employment sites, Rugby town centre or the centre of a Main Rural Settlement. Overall it is therefore likely the site will have a minor positive effect on this objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	The site lies on predominantly brownfield land and therefore is likely to have a significant positive effect.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase	0	The site lies on predominantly brownfield land and therefore is likely to have a negligible effect.

SA Objectives	SA Score	Justification
energy generated from renewables		
10) Minimise waste and manage it sustainably	+?	The site lies on predominantly brownfield land and therefore may have a minor positive effect; however this is uncertain depending on the previous use of the site and whether there are opportunities to reuse existing buildings/materials.
11) Reduce the Borough's contribution to climate change	0	There are three bus stops within 600m of this site. However, there are no existing employment sites or Rugby town centre or the centre of a Main Rural Settlement within walking distance (600m). Overall, a negligible effect is therefore likely.
12) Avoid, reduce and manage flood risk	0	The site lies on brownfield land outside of flood zones 3a and 3b and therefore it is likely that there will be a negligible effect on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site is located within walking distance (600m) of three bus stops in Wolston, however there are no railway stations or cycle paths within walking distance of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	The Local Wildlife Site, Sally's Hole, lies approximately 520m northwest of the site. Therefore a minor negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
18) Maintain and where possible enhance the quality of townscapes	+	The site is small (under 10ha) and lies on mainly brownfield land so therefore a minor positive effect on this SA objective.

**S14/030 Priory Road, Poultry Site, Priory Road, Wolston, Coventry, CV8 3FX**

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site lies within Wolston which Rugby Borough Council has classified as a Main Rural Settlement and therefore a significant positive effect is likely. The site is situated in the periphery.
3) Promote/improve health of the population and reduce health inequalities	+	There are two open spaces within walking distance (600m) for the site. However, there are no health facilities within walking distance and therefore the site is likely to have a minor positive effect on this SA objective. The site does not lie within an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (1.07ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is located within walking distance (600m) of three bus stops in Wolston; however it does not lie within walking distance (600m) of any employment sites, Rugby town centre or the centre of a Main Rural Settlement. Overall it is therefore likely the site will have a minor positive effect on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	The site lies on predominantly brownfield land and therefore is likely to have a significant positive effect.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from	0	The site lies on predominantly brownfield land and therefore is likely to have a negligible effect.

SA Objectives	SA Score	Justification
renewables		
10) Minimise waste and manage it sustainably	+	The site lies on predominantly brownfield land and therefore may have a minor positive effect; however this is uncertain depending on the previous use of the site and whether there are opportunities to reuse existing buildings/materials.
11) Reduce the Borough's contribution to climate change	0	There are three bus stops within 600m of this site. However, there are no existing employment sites, Rugby town centre or the centre of a Main Rural Settlement within walking distance (600m). Overall, a negligible effect is therefore likely.
12) Avoid, reduce and manage flood risk	0	The site lies on brownfield land outside of flood zones 3a and 3b and therefore it is likely that there will be a negligible effect on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site is located within walking distance (600m) of three bus stops in Wolston; however there are no railway stations or cycle paths within walking distance of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However the site lies adjacent a railway line and therefore a likely significant negative effect is also identified (resulting in mixed effects overall) as the railway could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The Local Wildlife Site, Sally's Hole, lies approximately 240m west of the site. Therefore a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible	+	The site is small (under 10ha) and lies on mainly brownfield land so therefore a minor positive effect on this SA

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
enhance the quality of townscapes		objective.

### **S14/031 Thurlaston Poultry Site, Biggin Hall Lane, Thurlaston, CV23 9LD**

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	The site lies within Thurlaston which Rugby Borough Council has classified as a Local Needs Settlement and therefore a minor positive effect is likely. The site is situated in the periphery.
3) Promote/improve health of the population and reduce health inequalities	+	There is one open space within walking distance (600m) of the site. However, there are no health facilities within walking distance and therefore the site is likely to have a minor positive effect on this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.58ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There is one bus stop within walking distance (600m) of the site in Thurlaston; however the site does not lie within walking distance (600m) of an employment site, Rugby town centre or the centre of a Main Rural Settlement. Overall, the site is likely to have a minor positive effect on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	The site lies on predominantly brownfield land and therefore is likely to have a significant positive effect.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	0	The site lies on predominantly brownfield land and therefore is likely to have a negligible effect.
10) Minimise waste and manage	+?	The site lies on predominantly brownfield land and therefore may have a minor positive effect; however this is

SA Objectives	SA Score	Justification
it sustainably		uncertain depending on the previous use of the site and whether there are opportunities to reuse existing buildings/materials.
11) Reduce the Borough's contribution to climate change	0	There is one bus stop within 600m of this site in Thurlaston. However, there are no existing employment sites, Rugby town centre or the centre of a Main Rural Settlement within walking distance (600m). Overall, a negligible effect is therefore likely.
12) Avoid, reduce and manage flood risk	0	The site lies on brownfield land outside of flood zones 3a and 3b and therefore it is likely that there will be a negligible effect on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There is one bus stop within walking distance (600m) of the site in Thurlaston and a national cycle path runs approximately 340m to the south of the site. There are no railway stations within walking distance (600m) of the site and overall therefore a minor positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	The Local Wildlife Site, Draycote Water lies approximately 260m south of the site. Therefore a minor negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity due to the strongly unified pattern and the gently rolling topography with scattered trees being the key elements which contribute to its sensitivity. Therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	+	The site is small (under 10ha) and lies on mainly brownfield land so therefore a minor positive effect on this SA objective.

**S14/032 Land adjacent to the drive, Bilton Grange, Dunchurch, Bilton Grange School, Dunchurch, Rugby, CV22 6QU**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the edge of Dunchurch which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study, therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no existing healthcare facilities within 600m of this site. However, there are 3 areas of public open space directly within walking distance (600m) one of which is directly to the east of the site. Therefore a minor positive effect on this SA objective is likely. However, the site is within the AQMA that has been declared around Rugby town and vehicle movements to and from the site would contribute additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on the health of residents.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.456ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are thirteen bus stops within 600m of this site. However, there are no existing employment sites, Rugby town centre or the centre of a Main Rural Settlement within walking distance (600m) of the site. Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is located on greenfield land and therefore a minor negative effect is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated	---	This site is on greenfield land which is classed as grade 2 agricultural quality; therefore a significant negative effect is likely for this SA objective.

SA Objectives	SA Score	Justification
from renewables		
10) Minimise waste and manage it sustainably	0	The site lies on greenfield land and therefore a negligible effect is likely.
11) Reduce the Borough's contribution to climate change	0	There are thirteen bus stops within 600m of this site. However, there are no existing employment sites, Rugby town centre or the centre of a Main Rural Settlement within walking distance (600m). Overall, a negligible effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are thirteen bus stops within 600m of this site. Furthermore almost adjacent to the north western boundary lies a national cycle route and approximately 580m to the north east lies a National Cycle Network link on Dunchurch Road. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. Additionally, the site lies adjacent to the A426 and therefore a further significant effect is likely with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Cock Robin Wood Local Nature Reserve lies approximately 440m to the northeast of the site and Dunchurch Hall Meadow a Local Wildlife Site lies approximately 950m to the south. Therefore a minor negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site
17) Maintain and where possible enhance the quality of landscapes	0	This site lies within an area classed as 'urban' in the 2006 Landscape Assessment of the Borough of Rugby; therefore residential development at this site could have a negligible effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.



**S14/033 Land to the rear of Wolds Lane, Land to the rear of Hawthorns, Wolds Lane, Wolvey, LE1D 3LL**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site lies within Wolvey which Rugby Borough Council has classified as a Main Rural Settlement and therefore a significant positive effect is likely.
3) Promote/improve health of the population and reduce health inequalities	++	The site is within walking distance (600m) of a doctor's surgery located on the Square and three open spaces; therefore a significant positive effect on this SA objective is likely. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.193ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	The site is situated within walking distance (600m) of Wolvey centre (a Main Rural Settlement) and two bus stops; therefore a significant positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site is located on greenfield land and therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	The Agricultural Land Classification has classed the greenfield land as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	The site lies on greenfield land and therefore a negligible effect is likely.
11) Reduce the Borough's contribution to climate change	+	Within walking distance of the site (600m) there are two bus stops and Wolvey (a Main Rural Settlement) centre. However, there is no employment site within walking distance. Overall, a minor positive effect is likely on this SA objective.

SA Objectives	SA Score	Justification
12) Avoid, reduce and manage flood risk	-	The site lies outside of flood zone 3a and 3b but is on greenfield land, so overall a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	Within walking distance of the site (600m) there are two bus stops to the north within Wolvely; however there are no railway stations or cycle paths within walking distance (600m). Overall, a minor positive effect is likely for this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	The Local Wildlife Site, Wolvey Rush Pasture is located approximately 270m to the north of the site. Therefore a minor negative may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	--?	This site lies within the 'High Cross Plateau – Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity; therefore residential development at this site could have a significant negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	The site is small (under 10ha) and lies on greenfield land so therefore a negligible effect on this SA objective.

#### S14/034 Coton Park East, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local	+	The site lies within Newton which Rugby Borough Council has classified as a Local Needs Settlement and

SA Objectives	SA Score	Justification
services, leisure and cultural opportunities with good access for all sections of the community		therefore a minor positive effect is likely. The site is situated in the periphery.
3) Promote/improve health of the population and reduce health inequalities	+/-	The site is within walking distance (600m) of two open spaces; however it is not within walking distance of a healthcare facility. Overall, a minor positive effect is likely on this SA objective. The site however lies on the periphery of an AQMA and therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	The site is relatively large (20ha) and therefore a significant positive effect on this objective is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	The site is located within 600m of a Strategically Important Employment Site (Central Park, Coton) which is adjacent to the site's western boundary; furthermore there are three bus stops in Newton which are within walking distance (600m) of the site. Therefore a significant positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is located on greenfield land and therefore a minor negative effect is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--	According to the Agricultural Land Classification, the site lies predominantly Grade 2 land and therefore a significant negative effect is likely. It is worth noting that the north-eastern corner of the site is Grade 4.
10) Minimise waste and manage it sustainably	0	The site lies on a greenfield site and so a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	The site is located within 600m of a Strategically Important Employment Site (Central Park, Coton) which is adjacent to the site's western boundary; furthermore there are three bus stops in Newton which are within walking distance (600m) of the site. However, the site is not located within walking distance (600m) of Rugby town centre or the centre of a Main Rural Settlement. Therefore a minor positive effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	The site is on greenfield land and outside of flood zones 3a and 3b therefore a minor negative effect is likely on

SA Objectives	SA Score	Justification
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be some potential impact on the historic environment – specifically concerning the heritage assets; therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are three bus stops in Newton which are within walking distance (600m) of the site, however there are no cycle paths or railway stations within walking distance (600m) of the site. Overall a significant positive effect is likely for this SA objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. Additionally, the northern boundary of the site lies adjacent to the M6 and therefore a further significant effect is likely with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The Local Wildlife Site, Newton Dismantled Railway lies adjacent to the centre of site's eastern boundary. Therefore a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	--?	This site lies within the 'High Cross Plateau – Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity; therefore residential development at this site could have a significant negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

### SA14/035 The Meadows, Watling Street, Clifton upon Dunsmore, CV23 0AG

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	--	The site is not located within walking distance (600m) of Rugby town, a Main Rural Settlement or a Local Needs Settlement; furthermore there are no public transport links within walking distance from the site. Therefore a significant negative effect is likely.
3) Promote/improve health of the population and reduce health inequalities	-	There are no health facilities, open spaces, playing field or sports facilities within walking distance (600m) of the site. Therefore a minor negative effect is likely. It is worth noting that the Ordinance Survey map shows 'other routes with public access' running adjacent to the site's north-western boundary. In addition, the site is within the AQMA that has been declared around Rugby town and vehicle movements to and from the site would contribute additional emissions in that area. Therefore a further a potential minor negative effect is also identified as poor air quality in that area could have negative effects on the health of residents.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (8.4ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	-	The site is not located within walking distance (600m) of any public transport links, existing employment sites, Rugby town centre or a Main Rural Settlement centre. Therefore a minor negative effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site lies mainly on greenfield land and therefore a minor negative 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	-	According to the Agricultural Land Classification, the site lies predominantly on Grade 4 land with the north west section being classed as Grade 7. Overall, a minor negative is likely to occur on this SA objective.
10) Minimise waste and manage it sustainably	0	The site lies mainly on greenfield land and therefore a minor negative effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	--	The site is not located within walking distance (600m) of any public transport links, existing employment sites, Rugby town centre or a Main Rural Settlement centre. Therefore a significant negative effect is likely on this SA objective.
12) Avoid, reduce and manage	-	The site is mainly on greenfield land and some areas of the site's boundaries lie within flood zones 2 and 3 which

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
flood risk		is associated with Clifton Brook, however the majority of the site lies outside of flood zones 3a and 3b. Overall therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	-	The site is not located within walking distance (600m) of any public bus stops, railway stations or cycle paths. A minor negative effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. Additionally, the north eastern boundary of the site lies adjacent to the A5 and therefore a further significant effect is likely with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The Local Wildlife Site, Hill Morton Radio Station lies adjacent to the centre of site's south western boundary. Therefore a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Feldon - Vale Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

### **S14/036 Land off Rugby Road, Rugby Road, Binley Woods, CV3 2BD**

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site lies within Binley which Rugby Borough Council has classified as a Main Rural Settlement and therefore a significant positive effect is likely.
3) Promote/improve health of the population and reduce health inequalities	+	There are three open spaces within walking distance (600m) of the site. However, there are no health care facilities within walking distance. Overall, there is likely to be a minor positive effect on this SA objective. Additionally, this site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.36ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect for this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is located within walking distance (600m) of eight bus stops and Binley Woods (a Main Rural Settlement) centre; however the site is not located within walking distance of an employment site. Overall, a minor positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site lies mainly on greenfield land and therefore a minor negative 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	--?	The Agricultural Land Classification has classed the greenfield land as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	The site lies mainly on greenfield land and therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	+	The site lies within 600m of over ten bus stops and the centre of Binley Woods (a Main Rural Settlement); however it is not located within 600m of an employment site. Overall therefore, a minor positive effect is likely.
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land outside of flood zones 3a and 3b so overall a minor negative effect is likely on this SA objective.
13) Conserve and enhance the	0?	The likely impacts of the residential site options have been considered by Rugby Borough Council as part of the

SA Objectives	SA Score	Justification
historic environment, heritage assets and their settings.		site assessment process, with sites being classed as either red, amber or green in terms of their potential for effects on the historic environment. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site lies within 600m of over ten bus stops located along Rugby Road and within Binley Wood; however there are no railway stations or cycle paths within 600m of the site. Overall, a significant positive effect is likely for this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However the southern boundary of the site lies adjacent to Rugby Road (A428) and therefore a likely significant negative effect is also identified (resulting in mixed effects overall) as the A road could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The Local Wildlife Site, New Close and Birchley Wood lies within approximately 100m of the boundary. Therefore a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. Furthermore, Brandon Wood Local Wildlife Site is situated approximately 300m to the south of the site. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

#### **S14/037 Land at and adjacent to Sherwood Farm, Rugby Road, Binley Woods, CV3 2BD (0.5ha)**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural	++	The site lies within Binley which Rugby Borough Council has classified as a Main Rural Settlement and therefore



SA Objectives	SA Score	Justification
opportunities with good access for all sections of the community		a significant positive effect is likely.
3) Promote/improve health of the population and reduce health inequalities	+	There are three open spaces within walking distance (600m) of the site. However, there are no health care facilities within walking distance. Overall, there is likely to be a minor positive effect on this SA objective. Additionally, this site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (1.03ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect for this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is located within walking distance (600m) of eight bus stops and Binley Woods (a Main Rural Settlement) centre; however the site is not located within walking distance of an employment site. Overall, a minor positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site lies mainly on greenfield land and therefore a minor negative 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	--?	The Agricultural Land Classification has classed the greenfield land as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	The site lies mainly on greenfield land and therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	+	The site lies within 600m of sustainable transport links and the centre of Binley Woods (a Main Rural Settlement); however it is not located within 600m of an employment site. Overall therefore, a minor positive effect is likely.
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land outside of flood zones 3a and 3b so overall a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no

SA Objectives	SA Score	Justification
settings.		potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site lies within 600m of over ten bus stops located along Rugby Road and within Binley Wood; however there are no railway stations or cycle paths within 600m of the site. Overall, a significant positive effect is likely for this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However the southern boundary of the site lies adjacent to Rugby Road (A428) and therefore a likely significant negative effect is also identified (resulting in mixed effects overall) as the A road could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The Local Wildlife Site, New Close and Birchley Wood lies adjacent to the site's north eastern boundary. Furthermore, Brandon Wood Local Wildlife Site is situated approximately 300m to the south of the site. Overall therefore, a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

**S14/038 Land at and adjacent to Sherwood Farm, Rugby Road, Binley Woods, CV3 2BD (4.64ha)**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the	++	The site lies within Binley Woods which Rugby Borough Council has classified as a Main Rural Settlement and therefore a significant positive effect is likely.

SA Objectives	SA Score	Justification
community		
3) Promote/improve health of the population and reduce health inequalities	+	There are three open spaces within walking distance (600m) of the site. However, there are no health care facilities within walking distance. Overall, there is likely to be a minor positive effect on this SA objective. Additionally, this site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (1.91ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect for this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is located within walking distance (600m) of eight bus stops and Binley Woods (a Main Rural Settlement) centre; however the site is not located within walking distance of an employment site. Overall, a minor positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site lies mainly on greenfield land and therefore a minor negative 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	--?	The Agricultural Land Classification has classed the greenfield land as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	The site lies mainly on greenfield land and therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	+	The site lies within 600m of sustainable transport links and the centre of Binley Woods (a Main Rural Settlement); however it is not located within 600m of an employment site. Overall therefore, a minor positive effect is likely.
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land outside of flood zones 3a and 3b so overall a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development

SA Objectives	SA Score	Justification
14) Promote a sustainable and accessible transport network	++	The site lies within 600m of over ten bus stops located along Rugby Road and within Binley Wood; however there are no railway stations or cycle paths within 600m of the site. Overall, a significant positive effect is likely for this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However the southern boundary of the site lies adjacent to Rugby Road (A428) and therefore a likely significant negative effect is also identified (resulting in mixed effects overall) as the A road could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The Local Wildlife Site, New Close and Birchley Wood lies adjacent to the site's north eastern boundary. Therefore a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. Furthermore, Brandon Wood Local Wildlife Site is situated approximately 300m to the south of the site. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

#### S14/039 Draycote Farm, Draycote, Rugby, CV23 9RB

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	-	The location of this site in Draycote is outside of Rugby town, a Main Rural Settlement and a Local Needs Settlement; however there is a bus stop within walking distance (600m) of the site. Therefore a minor negative effect is likely for this SA objective.

SA Objectives	SA Score	Justification
3) Promote/improve health of the population and reduce health inequalities	+	There is one open space within walking distance (600m) of the site. However, there are no health care facilities within walking distance. Overall, there is likely to be a minor positive effect on this SA objective. Additionally, this site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.25ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is within walking distance (600m) of one bus stop; however it does not lie within walking distance of a Rugby town centre, Main Rural Settlement centre or an employment site. Overall the site is expected to have a minor positive effect.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site is mainly on greenfield land and therefore a minor negative 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	--?	The Agricultural Land Classification has classed the greenfield land as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	The site lies mainly on greenfield land and therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	The site is within walking distance (600m) of one bus stop; however it does not lie within walking distance of a Rugby town centre, Main Rural Settlement centre or an employment site. Overall the site is expected to have a negligible effect.
12) Avoid, reduce and manage flood risk	-	The site is on greenfield land and lies mainly outside of flood zone 3a and 3b. Therefore a minor negative effect is likely on this SA objective. Small areas on the western boundary lies within flood zone 3.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development

SA Objectives	SA Score	Justification
		and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	The site is within walking distance (600m) of one bus stop and a national cycle route lies approximately 170m to the east; however there are on railway stations within walking distance. Overall, a minor positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The Local Wildlife Site, Rugby-Leamington Disused Railway lies approximately 220m from the site. Additionally Draycote Water Local Wildlife Site lies approximately 600m to the west of the site. Therefore a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0?	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

#### S14/040 Old Lodge Farm Estate, Rugby Road, Binley Woods, CV3 2AB

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site lies within Binley Woods which Rugby Borough Council has classified as a Main Rural Settlement and therefore a significant positive effect is likely.
3) Promote/improve health of the population and reduce health inequalities	+	The site is within walking distance (600m) of six open spaces; however there are no health care facilities within walking distance from the site. Overall, a minor positive effect is likely to occur on this SA objective. Additionally,

SA Objectives	SA Score	Justification
		this site is not within or directly linked to an AQMA. It is worth noting that Rugby Borough administrative boundary and the suburbs of Coventry city lies approximately 200m west of the site, so there may be health care facilities to be located nearby, but they are not available in this data set.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This is a large site (279ha) and therefore a significant positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is located within walking distance (600m) of 15 bus stops and Binley Woods (a Main Rural Settlement) centre; however the site is not located within walking distance of an employment site. Overall, a minor positive effect is likely for this SA objective. It is worth noting that Rugby Borough administrative boundary and the suburbs of Coventry city lies approximately 200m west of the site, so there may be employment sites located nearby, but are not available in this data set.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site lies on greenfield land a therefore a minor negative 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	--	According to the Agricultural Land Classification, the northern half of the site lies on Grade 2 quality land to the north and Grade 3 (although it is uncertain if it is 3a or 3b) quality land to the south; therefore development is likely have a significant negative effect on this SA objective.
10) Minimise waste and manage it sustainably	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	The site lies within 600m of 15 bus stops and Binley Woods (a Main Rural Settlement) centre; however no employment sites are within walking distance (600m). Overall therefore, a minor positive effect is likely. It is worth noting that Rugby Borough administrative boundary and the suburbs of Coventry city lies approximately 200m west of the site, so there may be employment sites located nearby, but are not available in this data set.
12) Avoid, reduce and manage flood risk	-	Flood zone 3 lies on the periphery of the north west boundary and covers a strip in the central northern section of the site. The site lies on greenfield land and overall, there is likely to be a minor negative effect on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their	--?	The likely impacts of the residential site options have been considered by 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

SA Objectives	SA Score	Justification
settings.		This site was classed as red because there is considered to be significant effects on the historic environment. To the north of the site across the B4428, lies Combe Abbey (a Grade II* Registered Park and Garden), West Lodge (a Grade II* Listed Building) and Combe Abbey East Gatepier (a Grade II Listed Building). The site therefore could have a significant negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site lies within 600m of 15 bus stops within Binley Woods, along Rugby Road and two to the north on the B4428. There are no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However the southern boundary of the site lies adjacent to Rugby Road (A428) and therefore a likely significant negative effect is also identified (resulting in mixed effects overall) as the A road could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The eastern side of the site lies on New Close and Birchley Wood Local Wildlife Site. Furthermore Local Wildlife Sites Coombe Abbey West Deer Park is situated across the B4428 on the site's northern boundary, Binley Common Farm Wood is located approximately 380m south west of the site and Brandon Wood and Brandon Little Wood Local Wildlife Sites are located approximately 340m and 240m respectively to south of the site. Therefore the site may have a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

#### S14/041 Land at Florin Place, Hillmorton

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social	0	The location of new housing development will not have a direct effect on this SA objective.



SA Objectives	SA Score	Justification
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located within Rugby town and therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	The site is within walking distance (600m) six areas of open spaces; however there are no healthcare facilities within walking distance. Overall a minor positive effect is likely. The site however lies on the periphery of an AQMA and therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	The site is relatively small (5.49ha) and therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is within walking distance (600m) of eight bus stops; however the site does not lie within an employment site, Rugby town centre or the centre of a Main Rural Settlement. Overall therefore, a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site lies on greenfield land and therefore a minor negative 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	--	According to the Agricultural Land Classification, the main proportion of land lies on Grade 2 quality land. Therefore a significant negative effect is likely. The northern strip of land is classed as Grade 7 quality.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land and therefore is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	0	The site is located within 600m of eight bus stops, but not within 600m of an employment site of Rugby town centre or a Main Rural Settlement centre. Overall there is likely to be a negligible effect on this SA objective.
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land and outside of flood zones 3a and 3b therefore a minor negative effect is likely.

SA Objectives	SA Score	Justification
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site is located within 600m of eight bus stops along Crick Road in Hillmorton; however there are no cycle paths or railway stations within walking distance (600m) of the site. Overall, there is likely to be a significant positive effect on this SA objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Adjacent to north and west site's boundary lies Old Cross Fields Local Wildlife Nature Reserve. Additionally, Kilsby Lane Meadow Local Wildlife Site lies approximately 400m to the south set of the site. Overall therefore, a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	According to the 2006 Landscape Assessment of the Borough of Rugby, this site is split into three character types; the northern section lies in 'Dunsmore – Plateau Farmlands', the central (and majority) section of the site lies within the 'Dunsmore – Plateau Fringe' and the smaller southern section lies within 'Feldon – Vale Farmlands'. All these areas are classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is greenfield land and therefore a negligible effect is likely.

#### S14/042 Land at Kilsby Lane, Hillmorton, Rugby, CV21 4PN

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty,	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
disadvantage and social exclusion		
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located within Rugby town and therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	The site is within walking distance (600m) three areas of open spaces; however there are no healthcare facilities within walking distance. Overall a minor positive effect is likely. The site however lies on the periphery of an AQMA and therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	The site is large (10.15ha) and therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is within walking distance (600m) of five bus stops; however the site does not lie within an employment site, Rugby town centre or the centre of a Main Rural Settlement. Overall therefore, a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site lies on greenfield land and therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land and therefore is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	0	The site is located within 600m of five bus stops, but not within 600m of an employment site of Rugby town centre or a Main Rural Settlement centre. Overall there is likely to be a negligible effect on this SA objective.
12) Avoid, reduce and manage	--	The site lies on greenfield land and the southern area lies on flood zone 3a derived from Rains Brook, therefore a

SA Objectives	SA Score	Justification
flood risk		significant negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site is located within 600m of five bus stops along Crick Road in Hillmorton; however there are no cycle paths or railway stations within walking distance (600m) of the site. Overall, there is likely to be a significant positive effect on this SA objective.
15) Reduce all forms of pollution	--	The majority of the site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Kilsby Lane Meadow Local Wildlife Site lies adjacent to the western boundary of the south western section. Additionally the Oxford Canal lies approximately 20m to the east of the site across the B4038. The Hill Morton Sand Pit and a Local Geological Site are situated approximately 330m to the north east of the site. Furthermore, Hillmorton Ballast Pits Local Wildlife Site is located approximately 400m to the north. Overall a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Feldon - Vale Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is greenfield land and therefore a negligible effect is likely.

### SA14/043 Oxford Road, Ryton on Dunsmore

SA Objectives	SA Score	Justification
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SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located just outside of Ryton on Dunsmore which Rugby Borough Council have classed as a Main Rural Settlement and therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	-	The site is more than 600m from health facilities, open spaces or sports facilities, therefore a minor negative effect is likely for this SA objective. However it is worth noting that a Public Footpath passes running north-south passes through the site. This site is not within or directly linked to an AQMA, however Coventry Airport is located approximately 500m to the west of the site.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is relatively large site (24.2ha) and therefore there is likely to be a significant positive effect on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	Two bus stops are located within walking distance (600m) from the site; however no employment sites, Rugby town centre or a Main rural Settlement centre are located within walking distance of this site. Overall a minor positive effect is likely to occur on this SA objective. It is worth noting that Rugby Borough administrative boundary aligns the site's western boundary and 300m to the south over the border is the Middlemarch Business Park which is not available on the data set.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is mainly greenfield and therefore a minor negative effect is likely for this SA objective.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	---?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is located on greenfield land and therefore a negligible is likely for the SA objective.
11) Reduce the Borough's	0	The site is located within 600m of two bus stops; however the site does not lie within 600m of all lie further than

SA Objectives	SA Score	Justification
contribution to climate change		600m from the site. Overall a negligible effect is likely.
12) Avoid, reduce and manage flood risk	--	The western side of this site lies within flood zones 3a and 3b associated with the River Avon and the site is on greenfield land, therefore a significant negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There is one bus stop within walking distance (600m) of the site; just to the east there is a stop on the Oxford Road (A423) and London Road (A45) junction and the second approximately 230m north where Brandon Lane joins London Road (A45). Additionally there is a local cycle route approximately 240m to the north of the site. There are no railway stations within 600m of this site; therefore a significant positive effect is likely overall on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However the north eastern boundary of the site lies adjacent to Oxford Road (A423) and therefore a likely significant negative effect is also identified (resulting in mixed effects overall) as the A road could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Land Near the River Avon Local Wildlife Site is situated approximately 720m east of the site, however it is worth noting a road intersection lies between the site and this ecological designation. There may be a minor negative on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	The site lies on mainly greenfield land and therefore a negligible effect is likely on this SA objective.

### S14/044 Sawbridge Road, Grandborough

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	The site is located within Grandborough which Rugby Borough Council has classed as a Local Needs Settlement; therefore a minor positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+	The site is located within walking distance (600m) of two open spaces; however there is no health facility within walking distance. Therefore a minor positive effect is likely on this SA objective. This site is not within or directly linked to an AQMA. Additionally there a series of Rights of Way are within walking distance of this site.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relative small (0.32ha) and therefore minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is located within walking distance (600m) of two bus stops; however Rugby town centre or a Main Rural Settlement centre are not within walking distance (600m) from the site. So a minor positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site is located on greenfield land and therefore a minor negative effect is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	---?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land and therefore a negligible effect is likely.
11) Reduce the Borough's contribution to climate	0	The site is located within walking distance (600m) of two bus stops; however Rugby town centre, a Main Rural Settlement centre or an employment site are not within 600m of the site. So a negligible effect is likely on this

SA Objectives	SA Score	Justification
change		SA objective overall.
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land and outside of flood zones 3a and 3b, therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There are two bus stops within walking distance (600m) of the site; both are approximately 220m to the north of the site located in Grandborough on Church Road. There are no cycle paths or railway stations within walking distance (600m) of the site and therefore a minor positive effect is likely overall.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	There are seven Local Wildlife Sites within 1km of the site; The Old Vicarage, Permanent Pasture, Osier Meadow, Wiloughby Fields, the Farm Field and two sites named 'fields'. The Old Vicarage is the nearest and is situated approximately 300m to the north. Therefore a minor negative may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Feldon Lias Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	The site is on greenfield land and therefore a negligible effect is likely on this SA objective.

#### **S14/045 Land at Crowner Fields Farm, Brinklow Road, Ansty, Coventry, Warwickshire, CV7 9JA**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social	0	The location of new housing development will not have a direct effect on this SA objective.



SA Objectives	SA Score	Justification
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	The site is located on the periphery of the Ansty which Rugby Borough Council has classified as a Local Needs Settlement. Therefore a minor positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+	The site lies within walking distance (600m) of four open spaces; however there is no health facility within this radius. Overall a minor positive effect is likely on this SA objective. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	The site is relative large (44.2ha) and therefore a significant positive is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	The site is located within walking distance (600m) of the employment site Anstey Major Investment Site and five bus stops. However the site is not within walking distance of Rugby town centre or a Main rural Settlement's centre. Overall, a significant positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site lies mainly on greenfield and therefore it is likely to have a minor negative 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	--	According to the Agricultural Land Classification, the site comprises mainly on Grade 3 quality, however the western area is situated on Grade 2 quality. Overall a significant negative is likely on this SA objective.
10) Minimise waste and manage it sustainably	0	The site is on greenfield land and therefore will have a negligible effect on this SA objective.
11) Reduce the Borough's contribution to climate change	+	The site is located within walking distance (600m) of the employment site Anstey Major Investment Site and five bus stops. However the site is not within walking distance of Rugby town centre or a Main Rural Settlement's centre. Overall, a minor positive effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land and outside of flood zones 3a and 3b, therefore a minor negative effect is likely. A section of flood zone 2 is located within the south eastern section of the site's boundary and the boundary line

SA Objectives	SA Score	Justification
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	here aligns with the River Sowe and Flood Zone 3.  The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site is located within walking distance (600m) of five bus stops; four to the north of the site in Ansty along the B4065, and one in the entertainment complex on Junction 2 of the M6 approximately 550m south west of the site. Additionally, there is a local cycle route approximately 550m to the south west of the site; however there are no railway stations. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However the southern boundary of the site lies adjacent to the M6 and therefore a likely significant negative effect is also identified (resulting in mixed effects overall) as the A road could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Home Farm Grasslands Local Wildlife Site lies adjacent to the site's northern border. Nettle Hill Local Wildlife Site lies approximately 440m to the east of the site. Furthermore, approximately 570m south of the site lies Hill Park Wood Local Wildlife Site. Overall a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	The site is on greenfield land and therefore a negligible effect is likely.

#### SA14/046 Waldins Farm, Barby Lane, Rugby, CV22 5QJ

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty,	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
disadvantage and social exclusion		
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located within Rugby town; therefore a significant positive is likely for this objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	The site is within walking distance (600m) of five areas of open space; however there are no healthcare facilities within walking distance. Overall a minor positive effect is likely. The site however lies on the periphery of an AQMA and therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	The site is relatively large (44.2ha) and therefore a significant positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is within walking distance (600m) of 15 bus stops; however the site does not lie within an employment site, Rugby town centre or the centre of a Main Rural Settlement. Overall therefore, a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site is greenfield land and therefore a minor negative effect is likely for this SA objective.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--	According to the Agricultural Land Classification, the site comprises mainly on Grade 3 quality, however the southern area is situated on Grade 3 quality and to the north there is a small area of Grade 7 quality. Overall a significant negative is likely on this SA objective.
10) Minimise waste and manage it sustainably	0	The site lies on greenfield land and therefore a negligible effect is likely.
11) Reduce the Borough's contribution to climate change	0	The site is located within 600m of 15 bus stops, but not within 600m of an employment site of Rugby town centre or a Main Rural Settlement centre. Overall there is likely to be a negligible effect on this SA objective
12) Avoid, reduce and manage	--	Rains Brook aligns the site's southern boundary and Flood Zone 3a lies within the areas of this boundary.

SA Objectives	SA Score	Justification
flood risk		Combined with the current greenfield status of the site, a significant negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site is within walking distance (600m) of 15 bus stops to the north of the site. Additionally a local cycle route lies approximately 260m to the north west of the site. There are no railway stations within walking distance (600m) of the site. Overall, a significant positive effect is likely on this objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Approximately 850m west of the site lies Ashlawn Cutting, a Local Wildlife Site and Local Nature Reserve. Local Wildlife Sites, Kilsby Lane Meadows and Old Cross Fields are situated approximately 450m to the east of the site. Therefore a minor significant may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	According to the 2006 Landscape Assessment of the Borough of Rugby, this site is split into three character types; the southern and predominant section lies within 'Feldon – Vale Farmlands', the northern section lies in 'Dunsmore – Plateau Farmlands' and the central section of the site lies within the 'Dunsmore – Plateau Fringe'. All these areas are classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	The site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	-	This site is not within either Rugby town, a Main Rural Settlement or a Local Needs Settlement, however there is one bus stop approximately 370m north-west. Overall, a minor negative effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+	There is a one large area of open space directly adjacent to the south of this site, however there are no healthcare facilities within walking distance. Overall a minor positive effect is likely. This site is not in or directly linked to the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	The site is large (58.25ha) and therefore a significant positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There is one bus stop approximately 370m north-west of the site. In addition, there are two existing employment sites within walking distance (600m) of this site (Rolls Royce - directly adjacent to the southern section of this site and Ansty Park - approximately 80m to the east). A significant positive effect is therefore likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site is on greenfield land and therefore a minor negative effect is likely for this SA objective.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land, the majority of which is classed as grade 3 agricultural quality (although the central part of the site is within a grade 2 agricultural quality area); therefore this could result in a significant negative effect on this SA objective although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	The site lies on greenfield land and therefore a negligible effect is likely.
11) Reduce the Borough's contribution to climate change	+	There is one bus stop approximately 370m north-west of the site. In addition, there are two existing employment sites within walking distance (600m) of this site (Rolls Royce - directly adjacent to the southern section of this site and Ansty Park - approximately 80m to the east). A minor positive effect is likely for this SA

SA Objectives	SA Score	Justification
12) Avoid, reduce and manage flood risk	-	objective overall. This site is on greenfield land, the majority of which is outside a flood zone 3 area, however the far southern corner of the site is within a flood zone 3 area (although it is noted that it may be possible to avoid developing in this area) and the north western and northern boundaries of the site are directly adjacent to a flood zone 3 area. Overall, a minor negative effect is likely for this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (both conservation areas and heritage assets); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There is one bus stop approximately 370m north-west of the site, although there are no other sustainable transport links within 600m. Overall, a minor positive effect is likely on this objective.
15) Reduce all forms of pollution	0	This site is not in or directly linked to the AQMA designated around Rugby town; therefore a negligible effect is likely. Moreover, this site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Hill Park Wood Local Wildlife Site is directly adjacent to the east of this site and Coombe Abbey Local Wildlife Site is directly adjacent to the south. In addition, Coombe Pool SSSI is approximately 560m to the south of the site. Therefore a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	The site is on greenfield land and therefore a negligible effect is likely on this SA objective.

**S14/049 Land at Stretton on Dunsmore, Land at Junction of Brookside and Fosse Way**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located at Stretton on Dunsmore which Rugby Borough Council have classed as a Main Rural Settlement and therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	++	The site lies within walking distance (600m) of a doctor's surgery located on Brookside and within walking distance of a three open spaces. Therefore a significant positive effect is likely on this SA objective. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relative small (0.33ha) and therefore minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	The site lies within walking distance (600m) of three bus stops, the centre of Stretton on Dunsmore, a Main Rural Settlement. Therefore a significant positive effect is likely on this SA objective
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is predominantly greenfield and therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is predominantly greenfield and therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	The site lies within walking distance (600m) of three bus stops, the centre of Stretton on Dunsmore, a Main Rural Settlement. However there is no existing employment site within walking distance and therefore overall, a minor positive effect is likely.

SA Objectives	SA Score	Justification
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land outside of flood zones 3a and 3b; therefore an overall minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site lies within walking distance (600m) of three bus stops; two approximately 280m to the south west of the site on Brookside and another approximately 280m to the north east of the site on School Lane. There are no cycle paths or railway stations within walking distance of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Local Wildlife Sites Stretton on Dunsmore Fields and Aslyum Farm Meadows are located approximately 370m south west and 670m south respectively of the site. Therefore a minor negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	The site lies on greenfield land and therefore a negligible effect is likely.

#### SA14/050 Site 1, Brandon Stadium, Rugby Road, Binley Woods, CV8 3GJ

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty,	0	The location of new housing development will not have a direct effect on this SA objective.



SA Objectives	SA Score	Justification
disadvantage and social exclusion		
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located at Binley Woods which Rugby Borough Council have classed as a Main Rural Settlement and therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+	The site is not located within walking distance (600m) of any health facilities; however an open space lies adjacent to the western boundary of the site and another lies within walking distance to the south. Therefore a minor positive effect is likely. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (5.8ha) and therefore a minor positive effect is likely to this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site lies within walking distance (600m) of Binley Woods, a Main Rural Settlement and six bus stops. However the site does not lie within walking distance of an existing employment site. Overall therefore a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	The site lies on predominantly brownfield land and therefore 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	0	The site lies on predominantly brownfield land and therefore a negligible effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	+	The site lies on predominantly brownfield land and therefore a minor positive effect is likely on this SA objective; however this is uncertain depending on the previous use of the site and whether there are opportunities to reuse existing buildings/materials.
11) Reduce the Borough's contribution to climate change	+	The site lies within walking distance (600m) of the centre of Binley Woods, a Main Rural Settlement and six bus stops. However the site does not lie within walking distance of an existing employment site. Overall therefore a minor positive effect is likely on this SA objective.

SA Objectives	SA Score	Justification
12) Avoid, reduce and manage flood risk	0	The site lies on brownfield land and outside of flood zones 3a and 3b so a negligible effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site lies within walking distance (600m) of six bus stops along Rugby Road (A428). There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However the south western boundary of the site lies adjacent to Rugby Road (A428) and therefore a likely significant negative effect is also identified (resulting in mixed effects overall) as the A road could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Local Wildlife Site New Close and Birchley Wood lies adjacent to the site's western boundary. Additionally Brandon Little Wood and Brandon Wood Local Wildlife Sites are approximately situated 330m and 600m respectively south west of the site. Overall, a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	+	This site is under 10ha and lies predominantly on brownfield land and therefore a minor positive effect is likely on this SA objective.

**S14/051 Site 2, Brandon Stadium, Rugby Road, Binley Woods, CV8 3GJ**

**SA Objectives**      **SA Score**      **Justification**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located at Binley Woods which Rugby Borough Council has classed as a Main Rural Settlement and therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+	The site is not located within walking distance (600m) of any health facilities; however an open space lies adjacent to the western boundary of the site and another lies within walking distance to the south. Therefore a minor positive effect is likely. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (4.65ha) and therefore a minor positive effect is likely to this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site lies within walking distance (600m) of Binley Woods, a Main Rural Settlement and five bus stops. However the site does not lie within walking distance of an existing employment site. Overall therefore a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	The site lies on predominantly brownfield land and therefore 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	0	The site lies on predominantly brownfield land and therefore a negligible effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	+	The site lies on predominantly brownfield land and therefore a minor positive effect is likely on this SA objective; however this is uncertain depending on the previous use of the site and whether there are opportunities to reuse existing buildings/materials.
11) Reduce the Borough's contribution to climate	+	The site lies within walking distance (600m) of the centre of Binley Woods, a Main Rural Settlement and five bus stops. However the site does not lie within walking distance of an existing employment site. Overall therefore a

SA Objectives	SA Score	Justification
change		minor positive effect is likely.
12) Avoid, reduce and manage flood risk	0	The site lies on brownfield land and outside of flood zones 3a and 3b so a negligible effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site lies within walking distance (600m) of five bus stops along Rugby Road (A428). There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Local Wildlife Site New Close and Birchley Wood lies adjacent to the site's western boundary. Additionally Brandon Little Wood Local Wildlife Sites is approximately situated 470m south of the site. Overall, a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	+	This site is under 10ha and lies predominantly on brownfield land and therefore a minor positive effect is likely on this SA objective.

#### SA14/053 Field Refs 0124+0118, Land accessed off Church Road, Church Lawford

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty,	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
disadvantage and social exclusion		
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	The site is located within Church Lawford which Rugby Borough Council has classified as Local Needs Settlement and therefore a minor positive effect is likely.
3) Promote/improve health of the population and reduce health inequalities	+	The site is not located within walking distance (600m) of any health facilities; however two open spaces are situated within walking distance to the north west of the site. Therefore a minor positive effect is likely. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	The site is relative small (0.65ha) and therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is located within walking distance (600m) of four bus stops; however there are no existing sites of employment, a Main Rural Settlement centre or a Rugby town centre within walking distance of the site. Overall a minor positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site lies on greenfield land and therefore a minor negative is likely for this SA objective.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	The site lies on greenfield land and therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	The site is located within walking distance (600m) of four bus stops; however there are no existing sites of employment, a Main Rural Settlement centre or Rugby town centre within walking distance (600m) of the site. Overall a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land and outside of flood zones 3a and 3b so a minor negative effect is likely on this

SA Objectives	SA Score	Justification
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site is located within walking distance (600m) of four bus stops; two approximately 100m south west of the site on A428 and two on School Street with one adjacent to the western boundary and the other 80m north of the site. There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Two Local Wildlife Sites both under the name of Church Lawford Meadows lie approximately 130m to the north and north east of the site. Therefore a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	The site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

#### SA14/054 Land at Binley Woods, CV3 2BP

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located within Binley Wood which Rugby Borough Council has classed as a Main Rural Settlement. Therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+	Three open spaces lie adjacent to the site's south and east boundaries and are therefore within walking distance (600m) from the site. However there are no health facilities within walking distance, so overall, a minor positive effect is likely for this SA objective. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	The site is relatively large (25.5ha) and therefore a significant positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is within walking distance (600m) of Binley Woods centre, a Main Rural Settlement and nine bus stops; yet there are no existing sites of employment within walking distance (600m). Overall, a minor positive effect is likely on this SA objective. It is worth noting that the site's western boundary is part of the Rugby Borough administration border and Binley Industrial Estate lies just over this boundary.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is greenfield and therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is greenfield and therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	The site is within walking distance (600m) of Binley Woods centre, a Main Rural Settlement and nine bus stops; yet there are no existing sites of employment within walking distance. Overall, a minor positive effect is likely on this SA objective. It is worth noting that the site's western boundary is part of the Rugby Borough administration border and Binley Industrial Estate lies just over this boundary.
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land and outside of flood zones 3a and 3b so a minor negative effect is likely on this

SA Objectives	SA Score	Justification
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site is within walking distance (600m) of nine bus stops located in Binley Woods and along Rugby Road (A428). There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However the south western boundary of the site lies adjacent to the A46 and therefore a likely significant negative effect is also identified (resulting in mixed effects overall) as the A road could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The site's southern boundary lies adjacent to three Local Wildlife Sites; Piles Coppice, Grassland adjacent to Brandon Wood and Brandon Wood. Another Local Wildlife Site, Binley Common Farm Wood lies adjacent to a section of the site's northern boundary. Therefore a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is predominantly greenfield land and therefore a negligible effect is likely on this SA objective.

### SA14/055 Coton Park East, Land to the north of Rugby to the east of the Coton Park development

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social	0	The location of new housing development will not have a direct effect on this SA objective.



SA Objectives	SA Score	Justification
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	The site lies within Newton which Rugby Borough Council has classified as a Local Needs Settlement and therefore a minor positive effect is likely. The site is situated in the periphery.
3) Promote/improve health of the population and reduce health inequalities	+/-	The site lies within walking distance (600m) of a five of open spaces, however there is no health facility within walking distance of the site so a minor positive effect is likely for this SA objective. The site however lies on the periphery of an AQMA and therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is relatively large (20.4ha) and therefore a significant positive effect is likely for this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	This site is located within walking distance (600m) of six bus stops and the site's north west corner is adjacent to the Central Park, Coton; a Strategically Important Employment Site. A significant positive effect is therefore likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site is on mainly greenfield land and therefore a minor negative effect is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--	This site is on greenfield land and the majority of the site is classed as Grade 2 agricultural quality therefore the development is likely to have a significant negative effect.
10) Minimise waste and manage it sustainably	0	The site is on mainly greenfield land and therefore a negligible effect is likely.
11) Reduce the Borough's contribution to climate change	+	This site is located within walking distance (600m) of six bus stops and the site's north west corner is adjacent to the Central Park, Coton; a Strategically Important Employment Site, however it is not within walking distance (600m) of a Main Rural Settlement centre or Rugby town centre. A minor positive effect is therefore likely for this SA objective.

SA Objectives	SA Score	Justification
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land and is outside of flood zones 3a and 3b, so a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	This site is located within walking distance (600m) of six bus stops; three to the west in Newton and three in Brownsover. There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The Local Nature Reserve and Local Wild Life Site, Ashlawn Cutting lies adjacent to the eastern boundary of this site. Therefore a significant negative may occur to this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	--?	This site lies within the 'High Cross Plateau – Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity; therefore residential development at this site could have a significant negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	The site lies on greenfield land and therefore a negligible effect is likely.

#### SA14/057 Flecknoe Stud Farm, Flecknoe, Rugby, CV23 8AU

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	The site is located within Flecknoe which Rugby Borough Council has classified as Local Needs Settlement and therefore a minor positive effect is likely.
3) Promote/improve health of the population and reduce health inequalities	+	Three open spaces are within walking distance (600m) of the site, however there are on health facilities within walking distance of the site. So overall, a minor positive effect is likely on this SA objective. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.39ha) and therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site lies within walking distance (600m) of two bus stops; however there are no employment sites, Main Rural Settlement centres or Rugby town centre within walking distance from the site. Overall, a minor positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	This site lies on brownfield land and therefore 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	0	This site lies on brownfield land and therefore a negligible effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	+	This site lies on brownfield land and therefore a minor positive may occur on this SA objective; however this is uncertain depending on the previous use of the site and whether there are opportunities to reuse existing buildings/materials.
11) Reduce the Borough's contribution to climate change	0	The site lies within walking distance (600m) of two bus stops; however there are no employment sites, Main Rural Settlement centres or Rugby town centre within walking distance from the site. Overall, a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage	0	The site lies on brownfield land and is outside flood zones 3a and 3b, so a negligible effect is likely on this SA

SA Objectives	SA Score	Justification
flood risk		objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	The site lies within walking distance (600m) of two bus stops approximately 270m and 440m to the north west of the site in Flecknoe. There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a minor positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	The Dismantled Railway Local Wildlife Site lies approximately 400m west of the site. Therefore a minor negative effect may occur to this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Feldon - Ironstone Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This southern area within the borough is classed as moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	+	This small site (below 10ha) is on brownfield land and therefore a minor positive effect is likely.

#### SA14/059 Land Adjoining 5 Ways Lakes, 3 Coventry Road, Wolvey, LE11 3HF

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural	++	The site is located within Wolvey which Rugby Borough Council has classed as a Main Rural Settlement;

SA Objectives	SA Score	Justification
opportunities with good access for all sections of the community		therefore a significant positive is likely on this SA objective. However there is a Right of Way that is within walking distance east of the site. It is worth noting that this site lies on the periphery.
3) Promote/improve health of the population and reduce health inequalities	-	There are no health facilities, open spaces or sports facilities within walking distance (600m) of the site. Therefore a minor negative effect is likely on this SA objective. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (2.21ha) therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	-	This site does not lie within walking distance (600m) of an employment site, a Main Rural Settlement centre, Rugby town centre or any public transport links. Therefore a minor negative effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is mainly greenfield and therefore a minor negative effect is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site lies on greenfield and therefore a negligible effect is likely.
11) Reduce the Borough's contribution to climate change	--	This site does not lie within walking distance (600m) of an employment site, a Main Rural Settlement centre, Rugby town centre or any public transport links. Therefore a significant negative effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	The site is mainly greenfield land and outside flood zones 3a and 3b, therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development

SA Objectives	SA Score	Justification
14) Promote a sustainable and accessible transport network	-	and it may be possible to incorporate mitigation measures. This site does not lie within walking distance (600m) of any bus stops, railway stations or cycle paths. Therefore a minor negative effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	There are two Local Wildlife Sites within 1km radius of this site; Wolvey Trout Pits lies approximately 850m north west and Withybrook Spinney is located approximately 1km to the south. A minor negative effect therefore may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'High Cross Plateau – Open Plateau' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. Due to a combination of cultural coherence and rolling topography, the overall sensitivity is rated as moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site lies on greenfield and therefore a negligible effect is likely.

#### S14/060 Rugby Garden Centre, Straight Mile, Bourton on Dunsmore, Frankton, Nr Rugby, CV23 9QQ

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	--	The site is not located within Rugby town, a Main Rural Settlement or a Local Needs Settlement and additionally it is not within walking distance (600m) of a bus stop; therefore a significant negative effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	-	The site is more than 600m from a healthcare facility, area of open space, playing field or sports field; therefore a minor negative effect is likely on this SA objective. It is worth noting there are a few routes on the Rights of

SA Objectives	SA Score	Justification
		Way network within walking distance of the site. Additionally, this site lies approximately 300m outside an AQMA, and is directly linked by the site's northern boundary that is adjacent to the London Road (A45).
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (6.97ha) and therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	Dunchurch Trading Estate, a Strategically Important Employment Site is located approximately 530m to the west of the site; however it is not within walking distance (600m) of a public transport link, Rugby town centre or a Main Rural Settlement centre. A minor positive effect is therefore likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	The site is predominantly brownfield and therefore 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	0	The site is predominantly on brownfield land and therefore a negligible effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	+	The site is predominantly brownfield and therefore a minor positive effect may occur on this SA objective; however this is uncertain depending on the previous use of the site and whether there are opportunities to reuse existing buildings/materials.
11) Reduce the Borough's contribution to climate change	0	The site is located within walking distance (600m) of Dunchurch Trading Estate, a Strategically Important Employment Site; however there are no public transport links, Rugby town centre or a Main Rural Settlement centre within walking distance (600m) of the site. Overall a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	0	The site lies on predominantly on brownfield land and outside of flood zones 3a and 3b; therefore a negligible effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development

SA Objectives	SA Score	Justification
14) Promote a sustainable and accessible transport network	-	and it may be possible to incorporate mitigation measures. This site does not lie within walking distance (600m) of any bus stops, railway stations or cycle paths. Therefore a minor negative effect is likely on this SA objective.
15) Reduce all forms of pollution	--	This site lies approximately 300m outside an AQMA, and is directly linked by the site's northern boundary that is adjacent to the London Road (A45). It is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Additionally, the A road could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Two Local Wildlife Sites are located within a 1km radius of the site; Rugby-Leamington Disused Railway lies approximately 750m to the east and Far Popehill Spinney is situated approximately 750m to the south east. Additionally Draycote Meadows, a SSSI lies approximately 1km to the south east of the site. Overall a minor negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	+	This site is below 10ha (6.97ha) and is on brownfield land; therefore a minor positive effect is likely.

**S14/061 A&M Engineering Co (Rugby) Ltd, Rugby Road, Harborough Magna, CV23 0HL**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is located in Harborough Magna, which Rugby Borough Council has classified as a Local Needs Settlement; therefore a minor positive is likely on this SA objective.



SA Objectives	SA Score	Justification
3) Promote/improve health of the population and reduce health inequalities	+/-	There are three open spaces within walking distance (600m) of the site; however there are no health care facilities within this radius and therefore a minor positive effect is likely on this SA objective. However, this site is also within an AQMA which may have a negative effect on health; therefore a mixed effect is likely overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.51ha) and therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is within walking distance (600m) of two bus stops; however Rugby town centre, a Main Rural Settlement centre and sites of employment are further than walking distance (600m) from the site. Overall a minor positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	This site is on brownfield land and therefore 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	0	This site is on brownfield land and therefore a negligible effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	+?	This site is on brownfield land and therefore a minor positive effect may occur on this SA objective; however this is uncertain depending on the previous use of the site and whether there are opportunities to reuse existing buildings/materials.
11) Reduce the Borough's contribution to climate change	0	The site is within walking distance (600m) of two bus stops; however Rugby town centre, a Main Rural Settlement centre and sites of employment are further than walking distance (600m) from the site. Overall a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	0	The site lies on predominantly on brownfield land and outside of flood zones 3a and 3b; therefore a negligible effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this

SA Objectives	SA Score	Justification
		SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	The site is within walking distance (600m) of two bus stops almost adjacent to the western boundary on the Rugby Road (B4112) and Easenhall Road junction. There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a minor positive effect is likely on this SA objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	0?	The site is more than 1km from any designated biodiversity or geodiversity sites; therefore a negligible effect may occur on this objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	--?	This site lies within the 'High Cross Plateau – Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity; therefore residential development at this site could have a significant negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	+	This site is below 10ha (0.51ha) and is on brownfield land; therefore a minor positive effect is likely.

#### S14/062 Ryton Training Ground, Leamington Road, Ryton on Dunsmore, CV8 3FL

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located within Ryton on Dunsmore which Rugby Borough Council has classed as a Main Rural Settlement. Therefore a significant positive is likely on this SA objective.

SA Objectives	SA Score	Justification
3) Promote/improve health of the population and reduce health inequalities	+	The site is located within walking distance (600m) of four open spaces; however there are no health facilities within this radius. This site is not within or directly linked to an AQMA. Overall therefore a minor positive is likely on this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	The site is relatively small (2.9ha) and so a minor positive is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	Peugeot Citron, A Strategically Important Employment Site lies approximately 100m north west of the site, and four bus stops are situated within walking distance (600m) of the site. Additionally the centre of Ryton on Dunsmore, a Main Rural Settlement is located within walking distance of the site. Therefore a significant positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is located on predominantly greenfield land, therefore a minor negative effect is likely on this objective. The sports building are located to the north of the site.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	Aside from the sports building to the north of the site, the site is predominantly greenfield and therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change++	++	Peugeot Citron, A Strategically Important Employment Site lies approximately 100m north west of the site, and four bus stops are situated within walking distance (600m) of the site. Additionally, the centre of Ryton on Dunsmore, a Main Rural Settlement is located within walking distance of the site. Therefore a significant positive effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	Aside from the sports building to the north of the site, the site is predominantly greenfield and outside of flood zones 3a and 3b; therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no

SA Objectives	SA Score	Justification
settings.		potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	Four bus stops are situated within walking distance (600m) of the site; two are situated on Leamington Road (A445), one is approximately 130m west and the other approximately 230m north of the site. The other two are in Ryton on Dunsmore. There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However the southern boundary of the site lies adjacent to Leamington Road (A445) and therefore a likely significant negative effect is also identified (resulting in mixed effects overall) as the A road could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Warren Farm Local Wildlife Site is located approximately 40m west across Leamington Road. Additionally Ryton Wood, a SSSI is located approximately 600m to the south of the site. Therefore a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	Aside from the sports building to the north of the site, the site is predominantly greenfield and outside of Flood Zone 3a and 3b; therefore a negligible effect is likely on this SA objective.

#### S14/063 Hinckley Road, Ansty, Main Road, CV7 9JA

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good	+	The site is located within Ansty which Rugby Borough Council has classified as a Local needs Settlement; therefore a minor positive effect is likely.

SA Objectives	SA Score	Justification
access for all sections of the community		
3) Promote/improve health of the population and reduce health inequalities	+	The site is within walking distance (600m) of four open spaces; however there are no health facilities within walking distance and therefore a minor positive effect is likely. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	The site is relatively small (0.83ha) and therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are four bus stops within walking distance (600m) of the site; however Rugby town centre, a Main Rural Settlement centre and employment sites are not within walking distance. Overall therefore, a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site lies on greenfield land and therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are four bus stops within walking distance (600m) of the site; however Rugby town centre, a Main rural Settlement centre and employment sites are not within walking distance. Overall therefore, a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is located on greenfield land and outside of flood zones 3a and 3b; therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this

SA Objectives	SA Score	Justification
		SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are four bus stops within walking distance (600m) of the site all in Anstey along the B4065. There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site however lies approximately 270m east of M69 where there is no development in between so there is likely to be a significant negative impact with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	There are two nearby Local Wildlife Sites; approximately 200m to the east lies Home Farm Grasslands Ansty and 300m to the north lies Oxford Canal. Therefore a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

#### S14/064 Linden Tree Bungalow, Warwick Road, Wolston, Warwickshire, CV8 3GZ

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located within Wolston which Rugby Borough Council has classed as a Main Rural Settlement; therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce	+	The site is located within walking distance (600m) of six open spaces; however there are healthcare facilities

SA Objectives	SA Score	Justification
health inequalities		within walking distance; overall a minor positive effect is likely. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	The site is relatively small (0.57ha) and therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is within walking distance (600m) of three bus stops; however Wolston (a Main Rural Settlement), Rugby town centre and sites of employment are not within walking distance. Overall a minor positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site lies on greenfield land; therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	The site lies on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	The site is within walking distance (600m) of three bus stops; however Wolston (a Main Rural Settlement), Rugby town centre and sites of employment are not within walking distance (600m) from the site. Overall a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is located on greenfield land and outside of flood zones 3a and 3b; therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.

SA Objectives	SA Score	Justification
14) Promote a sustainable and accessible transport network	++	The site is within walking distance (600m) of three bus stops to the north east along Manor Estate Road. There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-	Wolston Gravel Pit, a SSSI is located approximately 380m south east of the site and The Plantation, a Local Wildlife site is located approximately 350m to the north. Overall, a minor negative effect is likely on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	The site lies on greenfield land; therefore a negligible effect is likely on this SA objective.

#### **S14/065A (S14/097) Land at Brinklow: cemetery; club field, Heath Lane, and Loveitts**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located within Brinklow which Rugby Borough Council has classified as a Main Rural Settlement; a significant positive effect is therefore likely on this SA objective. This site is not within or directly linked to an AQMA.
3) Promote/improve health of the population and reduce health inequalities	++	There is a doctor's surgery located on Lutterworth Road and three open spaces and within walking distance (600m) of the site; therefore a significant positive effect is likely. This site is not within or directly linked to an AQMA.



SA Objectives	SA Score	Justification
4) Provide affordable and decent housing, which meets the needs of the Borough	++	The site is a relatively large (22.15ha) and therefore a significant positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	The centre of Brinklow (a Main Rural Settlement) and six bus stops are within walking distance (600m) of the site; however there are no sites of employment within walking distance. Overall therefore a significant positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site lies on greenfield land and therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	The centre of Brinklow (a Main Rural Settlement) and six bus stops are within walking distance (600m) of the site; however there are no sites of employment within walking distance (600m). Overall therefore a minor positive effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	The site's northern boundary aligns with Smile Brook and this area of the site falls inside Flood Zone 3, however the majority of the site lies outside of flood zones 3a and 3b. The site lies on greenfield land so overall a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered potential impact to the conservation areas; therefore the site could have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport	++	Six bus stops along Lutterworth Road (B4428) are within walking distance (600m) of the site. There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant

SA Objectives	SA Score	Justification
network		positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors. Although the site lies approximately 400m south west of a railway line where there is no development in between so there is likely to be a significant negative impact with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Sections of the eastern boundary align with two Local Wildlife Sites; Manor Farm Meadows and Brinklow Meadows. An additional the Oxford Canal Local Wildlife Site lies approximately 120m to the east and Brinklow Motte and Baily Local Wildlife Site lies approximately 160m to the south east of the site. Overall, a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

#### S14/065B (S14/097) Land at Brinklow: cemetery; club field, Heath Lane, and Loveitts

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located within Brinklow which Rugby Borough Council has classified as a Main Rural Settlement; a significant positive effect is therefore likely on this SA objective. This site is not within or directly linked to an AQMA.
3) Promote/improve health of the population and reduce health inequalities	++	There are three open spaces and one health facility within walking distance (600m) of the site; therefore a significant positive effect is likely. This site is not within or directly linked to an AQMA.

SA Objectives	SA Score	Justification
4) Provide affordable and decent housing, which meets the needs of the Borough	+	The site is a relatively small (7.16ha) and therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	Two bus stops are within walking distance (600m) of the site. However the centre of Brinklow (a Main Rural Settlement), Rugby town centre and any employments are further than walking distance. Overall therefore a minor positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site lies on greenfield land and therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	Two bus stops are within walking distance (600m) of the site. However the centre of Brinklow (a Main Rural Settlement), Rugby town centre and any employments are further than walking distance (600m) from the site. Overall therefore a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	--	The site's northern boundary aligns with Smile Brook and this area of the site falls inside Flood Zone 3. As the site lies on greenfield land a significant negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered potential impact to the conservation areas and historic assets; therefore the site could have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	Two bus stops adjacent to the western boundary on Lutterworth Road (B4428) are within walking distance (600m) of the site. There are however, no railway stations or cycle paths within walking distance (600m) of the site.

SA Objectives	SA Score	Justification
15) Reduce all forms of pollution	0/--	<p>site. Overall, a minor positive effect is likely on this SA objective.</p> <p>This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors. Although the site lies approximately 480m south of a railway line where there is no development in between so there is likely to be a significant negative impact with relation to noise.</p>
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	<p>The site's southern boundary lies adjacent to the Oxford Canal Local Wildlife Site. Additionally two Local Wildlife Sites; Manor Farm Meadows and Brinklow Meadows are situated approximately 130m to the west and Brinklow Motte and Baily Local Wildlife Site lies approximately 270m to the south. Overall, a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.</p>
17) Maintain and where possible enhance the quality of landscapes	-?	<p>This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects 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	0	<p>This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.</p>

#### SA14/065C (S14/097) Land at Brinklow: cemetery; club field, Heath Lane, and Loveitts

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	<p>The location of new housing development will not have a direct effect on this SA objective.</p>
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	<p>The site is located within Brinklow which Rugby Borough Council has classified as a Main Rural Settlement; a significant positive effect is therefore likely on this SA objective. This site is not within or directly linked to an AQMA.</p>
3) Promote/improve health of the population and reduce health inequalities	++	<p>There are three open spaces and one health facility within walking distance (600m) of the site; therefore a significant positive effect is likely. This site is not within or directly linked to an AQMA.</p>

SA Objectives	SA Score	Justification
4) Provide affordable and decent housing, which meets the needs of the Borough	+	The site is a relatively small (4.31ha) and therefore a significant positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	Four bus stops are within walking distance (600m) of the site. However the centre of Brinklow (a Main Rural Settlement), Rugby town centre and any employments are further than walking distance. Overall therefore a minor positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site lies on greenfield land and therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	Four bus stops are within walking distance (600m) of the site. However the centre of Brinklow (a Main Rural Settlement), Rugby town centre and any employments are further than walking distance. Overall therefore negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is located on greenfield land and outside of flood zones 3a and 3b; therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	--?	The likely impacts of the residential site options have been considered by 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. This site was classed as red because there is considered to be potential impacts on heritage assets; to the south of the site across Elle Lane lies Motte and Bailey Castle, a Scheduled Monument. The site therefore could have a significant negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport	++	Four bus stops along Lutterworth Road (B4428) are within walking distance (600m) of the site. There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant

SA Objectives	SA Score	Justification
network		positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	---?	The site's northern boundary lies adjacent to the Oxford Canal Local Wildlife Site and Brinklow Motte and Baily Local Wildlife Site lies approximately 15m across the road to the south. Additionally two Local Wildlife Sites; Manor Farm Meadows and Brinklow Meadows are situated approximately 160m and 370m respectively to the west. Overall, a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

#### SA14/065D Land at Brinklow: cemetery; club field, Heath Lane, and Loveitts

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located within Brinklow which Rugby Borough Council has classified as a Main Rural Settlement; a significant positive effect is therefore likely on this SA objective. This site is not within or directly linked to an AQMA.
3) Promote/improve health of the population and reduce health inequalities	++	There is a doctor's surgery located on Lutterworth Road and five open spaces within walking distance (600m) of the site; therefore a significant positive effect is likely. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the	+	The site is a relatively small (4.62ha) and therefore a minor positive effect is likely on this SA objective.

SA Objectives	SA Score	Justification
Borough		
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	The centre of Brinklow (a Main Rural Settlement) and five bus stops are within walking distance (600m) of the site; however there are no sites of employment within walking distance. Overall therefore a significant positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site lies on greenfield land and therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	The centre of Brinklow (a Main Rural Settlement) and five bus stops are within walking distance (600m) of the site; however there are no sites of employment within walking distance. Overall therefore a minor positive effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is located on greenfield land and outside of flood zones 3a and 3b; therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	Five bus stops along Coventry Road are within walking distance (600m) of the site. There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air

SA Objectives	SA Score	Justification
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors. High Wood, a Local Wildlife Site lies approximately 280m of the north of the site. Additionally Little Wood, a Local Wildlife Site lies approximately 940m to the north west of the site. Therefore a minor negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

#### S14/065E (S14/072) Land off Heath Lane & Rugby Road, Brinklow, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located within Brinklow which Rugby Borough Council has classified as a Main Rural Settlement; a significant positive effect is therefore likely on this SA objective. This site is not within or directly linked to an AQMA.
3) Promote/improve health of the population and reduce health inequalities	++	There is a doctor's surgery located on Lutterworth Road and seven open spaces within walking distance (600m) of the site; therefore a significant positive effect is likely. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	The site is a relatively large (16.08ha) and therefore a significant positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.



SA Objectives	SA Score	Justification
6) Promote/enhance a strong, stable and sustainable local economy	++	The centre of Brinklow (a Main Rural Settlement) and six bus stops in Brinklow are within walking distance (600m) of the site; however there are no sites of employment within walking distance. Overall therefore a significant positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site lies on greenfield land and therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	The centre of Brinklow (a Main Rural Settlement) and six bus stops are within walking distance (600m) of the site; however there are no sites of employment within walking distance. Overall therefore a minor positive effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is located on greenfield land and outside of Flood Zones 3a and 3b; therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered potential impact to the conservation areas; therefore the site could have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	Six bus stops along Coventry Road are within walking distance (600m) of the site. There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the	--?	Brinklow Canal Pool, a Local Wildlife Site is located approximately 190m to the north east of the site and therefore a significant negative effect may occur on this SA objective. Additionally there are five further wildlife

SA Objectives	SA Score	Justification
Borough's biodiversity, flora and fauna		sites between 250m and 1km of the site; Brinklow Motte and Bailey is located approximately 390m to the north, Oxford Canal is situated approximately 900m to the north east, All Oaks Wood (Fox Covert) and Cattle Covert lies approximately 890m to the east, High Wood lies approximately 690m to the north west and Brinklow Meadows lies approximately 730m to the north.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

#### S14/066 Land at and adjacent to Cosford, Cosford Lane

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located on the periphery of Rugby town, therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	Three open spaces are adjacent to the site's boundary. However there are no health facilities within walking distance (600m) of the site; a minor positive effect is likely therefore on this SA objective. However, the site is within the AQMA that has been declared around Rugby town. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This is a large site (54.15ha) and therefore a significant positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local	++	Two bus stops are located within walking distance (600m) to the south of the site; one is approximately

SA Objectives	SA Score	Justification
economy		380m south on Cosford Lane and the other approximately 400m to the south on Valley Drive. Additionally, two Strategic Sites of Employment lie to the south of the site; Valley Park is adjacent to the site's boundary and Swift Valley lies approximately 310m further south from the site. However, Rugby town centre or a Main Rural Settlement centre are not within walking distance. Overall a significant positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	Aside from a few buildings and an access road, the site is on predominantly greenfield land, therefore a minor negative 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	--?	This site is on greenfield land and the majority of the site is classed as grade 3 agricultural quality (with a central north-south section classed as Grade 4); therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	Aside from a few buildings and an access road, the site is on predominantly greenfield land, therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	++	Two bus stops are located within walking distance (600m) to the south of the site; one is approximately 380m south on Cosford Lane and the other approximately 400m to the south on Valley Drive. Additionally, two Strategic Sites of Employment lie to the south of the site; Valley Park is adjacent to the site's boundary and Swift Valley lies approximately 310m further south from the site. However, Rugby town centre or a Main Rural Settlement centre are not within walking distance. Overall a significant positive effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land and outside of flood zones 3a and 3b and it is therefore considered it will have a minor negative effect on this SA objective. The River Swift flows through a small section to the east of the site where the site lies in flood zone 2 and 3.
13) Conserve and enhance the historic environment, heritage assets and their settings.	--?	The likely impacts of the residential site options have been considered by 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. This site was classed as red because there is considered to be potential for some impacts on the historic environment (heritage assets); the site lies on a shrunken village (a Scheduled Monument) and a Grade II Listed Barn. The site is therefore likely to have a significant negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport	+	Two bus stops are located within walking distance (600m) to the south of the site; one is approximately

SA Objectives	SA Score	Justification
network		380m south on Cosford Lane and the other approximately 400m to the south on Valley Drive. However there are no railway stations or cycle paths within walking distance of the site. Overall a minor positive effect is likely on this SA objective.
15) Reduce all forms of pollution	---	This site is within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area. Additionally, the northern boundary of the site is adjacent to the M6 so there is likely to be a significant negative impact with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	There four Local Wildlife Sites within close proximity of the site; the Swift Valley Local Wildlife Site (also a Local Nature Reserve) lies adjacent to the south eastern corner of the site, the Old Canal is adjacent to the site's eastern boundary, the Disused Railway is adjacent to the south western corner of the site and the River Swift Local Wildlife Site flows through the eastern section of the site. Overall a significant negative is likely on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'High Cross Plateau - Open Plateau' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	Aside from a few buildings and an access road, the site is on predominantly greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/067 Land North of Kilsby Lane, Hillmorton

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is located on the periphery of Rugby town and it is therefore likely to have a significant positive effect.

SA Objectives	SA Score	Justification
3) Promote/improve health of the population and reduce health inequalities	+/-	There are four open spaces within walking distance (600m) of the site. However, there are no healthcare facilities within walking distance and therefore the site is likely to have a minor positive effect on this SA objective. However, the site lies on the periphery of an AQMA and therefore a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (5.4ha) in size; therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	The site is located within walking distance (600m) of five bus stops; however it does not lie within walking distance of any existing employment site, Rugby town centre or the centre of a Main Rural Settlement. Overall it is therefore likely the site will have a minor positive effect on this objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site lies on predominantly greenfield land and it is therefore considered to have a minor negative 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	-	This site is on predominantly greenfield land, of which approximately two thirds is classed as Grade 7 agricultural quality. Therefore, a minor negative effect on this SA objective is likely. The southern third of the site is Grade 3 land, although it is undetermined if it is 3a or 3b.
10) Minimise waste and manage it sustainably	0	This site is predominantly greenfield land and it is therefore considered to have a negligible effect on this SA objective.
11) Reduce the Borough's contribution to climate change	0	The site is located within walking distance (600m) of five bus stops; however it does not lie within walking distance of any existing employment sites, Rugby town centre or the centre of a Main Rural Settlement. Overall it is therefore likely that the site will have a negligible effect on this objective.
12) Avoid, reduce and manage flood risk	-	The site lies on greenfield land and outside of flood zones 3a and 3b and it is therefore considered it will have a minor negative effect on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no

SA Objectives	SA Score	Justification
settings.		potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site is located within walking distance (600m) of five bus stops to the north of the site along Crick Road. There are however no cycle paths or railway stations in within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors. Although the site lies approximately 270m west of a railway line, there is no development in between so there is likely to be a significant negative impact with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The eastern boundary of the site lines the Oxford Canal which is designated as a Local Wildlife Site. Situated approximately 470m to the east of the site's boundary lies another Local Wildlife Site, Hill Morton Sand Pit and a Local Geological Site. Furthermore, approximately 100m to the south east of the site lies a further Local Wildlife Site, Kilsby Lane Meadow. Finally, approximately 380m to the north lies Hillmorton Ballast Pits Local Wildlife Site. therefore a significant negative effect is likely to occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	According to the 2006 Landscape Assessment of the Borough of Rugby, this site is split into two character types; the north western half of the site lies within the 'Dunsmore – Plateau Fringe' and the south eastern half has been classified as 'Fledon – Vale Farmlands'. Both these areas are classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site comprises mainly of greenfield land and therefore a negligible effect is likely.

**S14/068: Land off Ashlawn Road, Hillmorton, Rugby**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
exclusion		
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Rugby town; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site; however directly adjacent to the western boundary of the site is an area of open space, and there are several other areas of open space within 600m to the west, north-west and east. Therefore, a minor positive effect on this SA objective is likely. However, the site is within the AQMA that has been declared around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (4.47ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are a number of bus stops within 600m of this site along Ashlawn Road and Crick Road. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	-	This site is on greenfield land, the majority of which is classed as Grade 7 agricultural quality (although a very small part of the southern end of the site is on grade 2 land); therefore development here would have a minor negative effect on this SA objective overall.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	0	There are a number of bus stops within 600m of this site along Ashlawn Road and Crick Road. There are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is

SA Objectives	SA Score	Justification
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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 impact on the historic environment. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are a number of bus stops within 600m along Ashlawn Road and Crick Road, and there is a national cycle route approximately 490m to the west of the site. Therefore, a significant positive effect on this SA objective is likely.
15) Reduce all forms of pollution	--	This site is within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Ashlawn Cutting Local Nature Reserve and Newton Dismantled Railway Local Wildlife Site are approximately 430m to the west of the site. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies mostly within the 'Dunsmore Plateau Farmlands' landscape character type (although a very small part of the southern end of the site is within 'Dunsmore Plateau Fringe' landscape character type), as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	<ul style="list-style-type: none"> <li>This site is on greenfield land; therefore a negligible effect is likely.</li> </ul>

#### S14/069: Land West of Newton Lane

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and	+	This site is on the edge of Newton which is classed by the Council as a Local Needs Settlement in the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect on this SA objective is likely.



SA Objectives	SA Score	Justification
cultural opportunities with good access for all sections of the community		
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however, there is an area of open space adjacent to the north and another area approximately 370m south-east. Therefore, a minor positive effect on this SA objective is likely. However, the site is within the AQMA that has been declared around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.82ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are three bus stops within 600m of this site and an employment site (Europark Industrial Estate) is approximately 590m to the east. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--?	This site is on greenfield land which is classed as grade 3 agricultural quality; therefore development here would have a significant negative effect on this SA objective, although this is uncertain depending on whether the site is within grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	There are three bus stops within 600m of this site and an employment site (Europark Industrial Estate) is approximately 590m to the east. The site is not within 600m of Rugby town centre or a Main Rural Settlement. Overall, a minor positive effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the	0?	The likely impacts of the residential site options have been considered by Rugby Borough Council as part of the

SA Objectives	SA Score	Justification
historic environment, heritage assets and their settings.		site assessment process, with sites being classed as either red, amber or green in terms of their potential effects on the historic environment. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are three bus stops within 600m of this site. A significant positive effect on this SA objective is likely overall.
15) Reduce all forms of pollution	--	This site is within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	This site is partially within/directly adjacent to Ashlawn Cutting Local Nature Reserve and adjacent to Newton Dismantled Railway Local Wildlife Site. Therefore, the development of this site could have a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	--?	This site is within the 'High Cross Plateau - Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity overall; therefore residential development at this site could have a significant negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	<ul style="list-style-type: none"> <li>This site is on greenfield land; therefore a negligible effect is likely.</li> </ul>

**S14/ 070. Land east of Newton Lane and north of The Leys, Newton, Rugby**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is on the edge of Newton which is classed by the Council as a Local Needs Settlement in the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce	+/-	There are no healthcare facilities within 600m of this site, however, there is an area of open space adjacent to the north and another area approximately 260m south-east. Therefore, a minor positive effect on this SA objective is

SA Objectives	SA Score	Justification
health inequalities		likely. However, the site is within the AQMA that has been declared around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (1.67ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are three bus stops within 600m of this site and an employment site (Europark Industrial Estate) is approximately 460m to the east. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--?	This site is on greenfield land which is classed as grade 3 agricultural quality; therefore development here would have a significant negative effect on this SA objective, although this is uncertain depending on whether the site is within grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	There are three bus stops within 600m of this site and an employment site (Europark Industrial Estate) is approximately 460m to the east. The site is not within 600m of Rugby town centre or a Main Rural Settlement. Overall, a minor positive effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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 impact on the historic environment. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.

SA Objectives	SA Score	Justification
14) Promote a sustainable and accessible transport network	++	There are three bus stops within 600m. A significant positive effect on this SA objective is likely overall.
15) Reduce all forms of pollution	--	This site is within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	---?	This site is directly adjacent to Ashlawn Cutting Local Nature Reserve and Newton Dismantled Railway Local Wildlife Site. Therefore, the development of this site could have a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	---?	This site is within the 'High Cross Plataeu – Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity overall; therefore residential development at this site could have a significant negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	<ul style="list-style-type: none"> <li>This site is on greenfield land; therefore a negligible effect is likely.</li> </ul>

#### S14/ 071: The Hollies, Land west of Newton Lane and north of The Hollies, Newton, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is on the edge of Newton which is classed by the Council as a Local Needs Settlement in the Rugby Borough Council Rural Sustainability Study ; therefore a minor positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however, there is an area of open space approximately 170m to the north and another open space area is approximately 300m south-east. Therefore, a minor positive effect on this SA objective is likely. However, the site is within the AQMA around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which	+	This site is small (1.43ha) in size; therefore a minor positive effect is likely.

SA Objectives	SA Score	Justification
meets the needs of the Borough		
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are three bus stops within 600m of this site. There are no existing employment sites or town centres within 600m. Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	The majority of this site is on brownfield land; therefore development here is likely to have a significant positive 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 majority of this site is on brownfield land; therefore a negligible effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	+?	The majority of this site is on brownfield land and this may provide opportunities for using existing buildings and materials. Therefore a minor positive effect is likely although this is uncertain and dependent on the previous use of the site.
11) Reduce the Borough's contribution to climate change	0	There are three bus stops within 600m of this site. The site is not within 600m of a town centre or an existing employment site. Overall, a negligible effect is therefore likely.
12) Avoid, reduce and manage flood risk	0	The majority of this site is on brownfield land outside of flood zones 3a or 3b; therefore a negligible effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are three bus stops within 600m of this site. A significant positive effect on this SA objective is likely overall.
15) Reduce all forms of pollution	--	This site is within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area.

SA Objectives	SA Score	Justification
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	---?	This site is partially within/directly adjacent to Ashlawn Cutting Local Nature Reserve and adjacent to Newton Dismantled Railway Local Wildlife Site. Therefore, the development of this site could have a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	---?	This site is within the 'High Cross Plateau - Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity overall; therefore residential development at this site could have a significant negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	+	<ul style="list-style-type: none"> <li>This site is small (1.43ha) and mostly on brownfield land; therefore, a minor positive effect is likely.</li> </ul>

#### S14/073: Land at Cotton House, Rugby (small area)

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is within the periphery of Rugby town; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	-	There are no healthcare facilities or areas of open space within 600m of this site. Therefore, a minor negative effect on this SA objective is likely. The site is not in the AQMA designated around Rugby, however, it is approximately 430m north of the AQMA and connected via the A426. Vehicles leaving and or traveling to the site via the section of the A426 within the AQMA would therefore contribute to additional emissions in that area and this reinforces the minor negative effect.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.314ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
6) Promote/enhance a strong, stable and sustainable local economy	++	There are two bus stops within 600m of this site on Coton Road and Central Park employment site is approximately 500m to the south. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--	This site is on greenfield land which is classed as grade 2 quality; therefore a significant negative effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are two bus stops within 600m of this site on Coton Road and Central Park employment site is approximately 500m to the south. Overall, a minor positive effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (heritage assets); therefore the site is likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There are two bus stops within 600m of this site on Coton Road. A minor positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	The site is not in the AQMA designated around Rugby, however, it is approximately 430m north of the AQMA and connected via the A426. Vehicles leaving and or traveling to the site via the section of the A426 within the AQMA would therefore contribute to additional emissions in that area. Overall a significant negative effect is likely on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	0?	This site is more than 1km from any designated biodiversity or geodiversity sites, therefore a negligible effect is likely on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where	-?	This site is within the 'High Cross Plateau – Open Plateau' landscape character type, as identified in the 2006

SA Objectives	SA Score	Justification
possible enhance the quality of landscapes		Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.

#### S14/074: Coton House and Coton Farm (large area)

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is within the periphery of Rugby town; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, although there is an area of open space approximately 420m to the south. Therefore, a minor positive effect on this SA objective is likely. This site is not in the AQMA designated around Rugby, however, it is directly adjacent to the north of the AQMA and connected via the A426 and A5. Vehicles leaving and or traveling to the site via the sections of the A426 and A5 within the AQMA would therefore contribute to additional emissions in that area. Overall, a mixed effect is likely for this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (131.82ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are three bus stops within 600m of this site, two of which are approximately 200m north-west of the site and one of which is directly adjacent to the west of the site on the A426. Central Park employment site is directly adjacent to the south. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on mostly greenfield land; therefore development here is likely to have a minor negative effect on this SA objective.



SA Objectives	SA Score	Justification
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--	This site is on mostly greenfield land, the majority of which is classed as being of grade 2 agricultural quality. The north-eastern part of the site is on land classed as grade 3 agricultural quality, and the south-eastern part is on land classed as grade 5 agricultural quality. Overall, therefore, a significant negative effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are three bus stops within 600m of this site, two of which are approximately 200m north-west of the site and one of which is directly adjacent to the west of the site on the A426. Central Park employment site is also directly adjacent to the south. Overall, a minor positive effect is likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	--?	The likely impacts of the residential site options have been considered by 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. This site was classed as red because there is considered to be potential for significant impacts on the historic environment (heritage assets); the site lies on Bowl Barrow (a Scheduled Monument), Cotton House Stable Block (a Grade II Listed Building) and Cotton House (a Grade II* Listed Building). The site is therefore likely to have a significant negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are three bus stops within 600m of this site, two of which are approximately 200m north-west of the site and one of which is directly adjacent to the west of the site on the A426. A significant positive effect is likely overall.
15) Reduce all forms of pollution	--	The site is not in the AQMA designated around Rugby, however, it is directly adjacent to the north of the AQMA and connected via the A426 and A5 which are adjacent to the western and eastern parts of the site. Vehicles leaving and or traveling to the site via the sections of the A426 and A5 within the AQMA would therefore contribute to additional emissions in this area. In addition, the M6 motorway is adjacent to the southern part of the site, and this, coupled with the proximity of the A436 and A5 would result in significant effects in relation to noise on future residents. Overall a significant negative effect is likely on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The site is directly adjacent to Caves Inn Farm Pool Local Wildlife Site, and this may result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the	-?	This site is within the 'High Cross Plateau - Open Plateau' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall;

SA Objectives	SA Score	Justification
quality of landscapes		therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	<ul style="list-style-type: none"> <li>This site is large (131.82ha) and on greenfield land; therefore a negligible effect is likely on this SA objective.</li> </ul>

#### S14/075: Land surrounding Walsgrave Hill Farm located east of the A46 and Cross Point Business Park and West of Ansty Park

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	-	This site is not within either Rugby town, a Main Rural Settlement or a Local Needs Settlement, however there is one bus stop directly adjacent to the north. Overall, a minor negative effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+	There are no healthcare facilities within 600m of this site, although there is a large area of open space directly adjacent to the south. Therefore, a minor positive effect on this SA objective is likely. This site is not in or near an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (138.62ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There is one bus stop directly adjacent to the north of the site, and there are two employment sites to the east, one of which is approximately 130m from the site (Ansty Park) at its closest point and the other is approximately 390m from the site (Rolls Royce) at its closest point. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on mostly greenfield land; therefore development here is likely to have a minor negative effect on this SA objective.
9) Use and manage land, energy, soil, mineral and water resources prudently	--	This site is on mostly greenfield land, the majority of which is classed as being of grade 2 agricultural quality. Therefore a significant negative effect is likely on this SA objective.

SA Objectives	SA Score	Justification
and efficiently, and increase energy generated from renewables		
10) Minimise waste and manage it sustainably	0	This site is on mostly greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	There is one bus stop directly adjacent to the north of the site, and there are two employment sites to the east, one of which is approximately 130m from the site (Ansty Park) at its closest point and the other is approximately 390m from the site (Rolls Royce) at its closest point. Overall, a minor positive effect is likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land, the majority of which is outside of flood zones 3a or 3b (although a small part of the northern section of the site falls within flood zones 3a or 3b but it may be possible to avoid developing this part of the site). Therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	--?	The likely impacts of the residential site options have been considered by 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. This site was classed as red because there is considered to be potential for significant impacts on the historic environment – particularly on heritage assets; Combe Abbey (a Grade II* Registered Park and Garden) lies adjacent to the site's south eastern boundary and the site lies on Walsgrave Hill Farmhouse (a Grade II Listed Building). The site is therefore likely to have a significant negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There is one bus stop directly adjacent to the north of the site and a local cycle route is directly adjacent to the west linking the site to Walsgrave on Sowe and the wider area. A minor positive effect is therefore likely.
15) Reduce all forms of pollution	0/--	The site is not in or linked to an AQMA resulting in a negligible effect. However, the A46 and M69 are directly adjacent to the site and run along its western edge, and the M6 is to the north. This may result in future residents being exposed to noise pollution from traffic which results in a significant negative effect. Therefore, a mixed effect is likely on this SA objective overall.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The site is directly adjacent to Coombe Abbey Local Wildlife Site and Coombe Pool SSSI, and is approximately 60m west of Hill Park Local Wildlife Site and 240m north of Menagerie Local Wildlife Site. The proximity of these designations may result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore – Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where	0	This site is large (138.62ha) and on greenfield land; therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
possible enhance the quality of townscapes		

**S14/076: Church Field, land to the west of cooks lane and south of Main Street, Frankton, CV23 9PN**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is on the edge of Frankton which is a Local Needs Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+	There are no healthcare facilities within 600m of this site, however there are three areas of open space within 600m. Therefore, a minor positive effect on this SA objective is likely. This site is not in or near an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.92ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are two bus stops approximately 50m to the east of the site on Bourton Road. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--?	This site is on greenfield land which is classed as being of grade 3 agricultural quality. Therefore a significant negative effect is likely on this SA objective, although this is uncertain depending on whether the site is within Grade 3a or 3b land.

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are two bus stops approximately 50m to the east of the site on Bourton Road, however the site is not within 600m of an existing employment site, Rugby town centre or a Main Rural Settlement. Overall, a negligible effect is likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land and outside of flood zones 3a or 3b. Therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (heritage assets); therefore the site is likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There are two bus stops approximately 50m to the east of the site on Bourton Road. A minor positive effect is therefore likely.
15) Reduce all forms of pollution	0	The site is not in or linked to an AQMA, and there are no major road or rail links within the vicinity that could result in future residents being exposed to noise pollution. Therefore, a negligible effect is likely on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	This site is approximately 340m north-east of Frankton Meadows Local Wildlife Site and the proximity of the site to this designation may result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore – Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.

#### **S14/077: Land North of (A428) Coventry Road, Church Lawford, Rugby**

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1) Reduce/eliminate poverty, disadvantage and social	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
exclusion		
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is on the edge of Church Lawford which is a Local Needs Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however there are two areas of open space, one of which is directly adjacent to the north and one which is adjacent to the north-east. Therefore, a minor positive effect on this SA objective is likely. This site is not in an AQMA, however the A428 (Coventry Road) which is directly adjacent to the south links the site to the AQMA designated around Rugby (approximately 1.8km east of the site). Vehicles leaving and or traveling to the site via the section of the A428 within the AQMA may contribute to additional emissions in that area. Overall, a mixed effect is likely for this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (1.37ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are four bus stops adjacent to the south and east of the site (two of which are on the A428 and two are on School Street). However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on mostly greenfield land; therefore development here is likely to have a minor negative 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	---?	This site is on mostly greenfield land which is classed as being of grade 3 agricultural quality. Therefore a significant negative effect is likely on this SA objective, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on mostly greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are four bus stops adjacent to the south and east of the site (two of which are on the A428 and two are on School Street), however the site is not within 600m of an existing employment site, Rugby town centre or a Main Rural Settlement. Overall, a negligible effect is likely.

SA Objectives	SA Score	Justification
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land and outside of flood zones 3a or 3b. Therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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 impact on the historic environment. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are four bus stops adjacent to the south and east of the site (two of which are on the A428 and two are on School Street). A significant positive effect is therefore likely.
15) Reduce all forms of pollution	--	This site is not in an AQMA, however the A428 (Coventry Road) links the site to the AQMA designated around Rugby (approximately 1.8km east of the site). Vehicles leaving and or traveling to the site via the section of the A428 within the AQMA may contribute to additional emissions in that area. Therefore, a significant negative effect is likely on this SA objective. In addition, the proximity of the A428 (adjacent to the south) to the site may lead to future residents being exposed to noise pollution from vehicles, and this reinforces the significant negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	This site is approximately 100m south of Church Meadows Local Wildlife Site (another section of the same designation is approximately 200m north-east), and the proximity of the site to this designation may result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.

#### S14/078: Land South of Coventry Road, Cawston

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Rugby town; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	-	There are no healthcare facilities or areas of open space within 600m of this site, resulting in a minor negative effect. In addition, the site is within the AQMA which has been designated around Rugby town, and vehicles leaving and or traveling to the site may contribute to additional emissions in that area. This reinforces the minor negative effect.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (28.38ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are three bus stops within 600m of this site and Dunchurch Trading Estate approximately 580m south-west. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--	This site is on greenfield land, the majority of which is classed as being of grade 2 agricultural quality. Therefore a significant negative effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are three bus stops within 600m of this site and Dunchurch Trading Estate is approximately 580m south-west. The site is not within 600m of Rugby town centre or a Main Rural Settlement. Overall, a minor positive effect is likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land, the majority of which is outside flood zones 3a or 3b (a small part of the site is in a flood zone 3 area but it may be possible to avoid developing in this area). This results in a minor negative effect.
13) Conserve and enhance the	0?	The likely impacts of the residential site options have been considered by Rugby Borough Council as part of the



SA Objectives	SA Score	Justification
historic environment, heritage assets and their settings.		site assessment process, with sites being classed as either red, amber or green in terms of their potential effects on the historic environment. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are three bus stops within 600m of this site, a national cycle network link is adjacent to the north and a local cycle route is 540m north-east. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	The site is within the AQMA which has been designated around Rugby town, and vehicles leaving and or traveling to the site may contribute to additional emissions in that area. Therefore, a significant negative effect is likely on this SA objective. In addition, the proximity of the A4071 to the site (130m to the west) may lead to future residents being exposed to noise pollution from vehicles, and this reinforces the significant negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Cawston Spinney Local Wildlife Site is within the site boundary, and Rugby-Leamington Disused Railway Local Wildlife Site is also directly adjacent to the west. The proximity of these designations may result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	Approximately half of this site is within 'Dunsmore Plateau Farmlands' landscape character type and the other half is within 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. Both these areas are classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective, although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.

#### S14/079: Coton House, Lutterworth Road, Churchover, Rugby, Warwickshire

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections	++	This site is within the periphery of Rugby town; therefore a significant positive effect on this SA objective is likely.

SA Objectives	SA Score	Justification
of the community		
3) Promote/improve health of the population and reduce health inequalities	-	There are no healthcare facilities or areas of open space within 600m of this site, resulting in a minor negative effect. In addition, this site is not in the AQMA designated around Rugby, however, it is directly adjacent to the north of the AQMA and connected via the A426. Vehicles leaving and or traveling to the site via the section of the A426 within the AQMA would therefore contribute to additional emissions in that area, and this reinforces the minor negative effect on this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is relatively large (12.19ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are three bus stops within 600m of this site, two of which are approximately 200m west on Coton Road and one of which is approximately 190m south on the A426. Central Park employment site is approximately 310m south of this site. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on mostly greenfield land; therefore development here is likely to have a minor negative 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	--	This site is on greenfield land, the majority of which is classed as being of grade 2 agricultural quality. Therefore a significant negative effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on mostly greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are three bus stops within 600m of this site, two of which are approximately 200m west on Coton Road and one of which is approximately 190m south on the A426, and Central Park employment site is approximately 310m south. The site is not within 600m of Rugby town centre or a Main Rural Settlement. Overall, a minor positive effect is likely.
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential

SA Objectives	SA Score	Justification
settings.		for some impacts on the historic environment (heritage assets); therefore the site is likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are three bus stops within 600m of this site, two of which are approximately 200m west on Coton Road and one of which is approximately 190m south on the A426. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	The site is not in the AQMA designated around Rugby, however, it is directly adjacent to the north of the AQMA and connected via the A426 which is adjacent to the western part of the site. Vehicles leaving and or traveling to the site via the section of the A426 within the AQMA would therefore contribute to additional emissions in this area. In addition, the M6 motorway is approximately 230m south of the site, and this, coupled with the proximity of the A436 would result in significant effects in relation to noise on future residents. Overall a significant negative effect is likely on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Churchover Meadows Local Wildlife Site is approximately 780m north of this site and Caves Inn Farm Pool Local Wildlife Site is approximately 930m east. The proximity of these designations may result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesigned biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'High Cross Plateau - Open Plateau' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on mostly greenfield land; therefore a negligible effect is likely on this SA objective.

8.9

#### S14/080: Land off Hillmorton Lane, Clifton on Dunsmore

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and	++	This site is in Clifton upon Dunsmore which is a Main Rural Settlement as identified in the Rugby Borough Council

SA Objectives	SA Score	Justification
cultural opportunities with good access for all sections of the community		Rural Sustainability Study; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600, however there are eight areas of open space, and these are located to the north and west of the site, resulting in a minor positive effect. However, this site is within the AQMA which is designated around Rugby town, and vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area, resulting in a minor negative effect. Overall, a mixed effect is likely for this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (1.99ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are eight bus stops within 600m of this site all of which are within Clifton upon Dunsmore, which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study. The site is also within walking distance (600m) of Clifton Upon Dunsmore, the centre of which is approximately 380m north-west of the site. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--	This site is on greenfield land, the majority of which is classed as being of grade 2 agricultural quality. Therefore a significant negative effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are eight bus stops within 600m of this site all of which are within Clifton upon Dunsmore which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study. The site is also within walking distance (600m) of Clifton Upon Dunsmore, the centre of which is approximately 380m north-west of the site. Overall, a minor positive effect is likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.

SA Objectives	SA Score	Justification
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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 impact on the historic environment. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are eight bus stops within 600m of this site all of which are within Clifton upon Dunsmore. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby, therefore vehicles leaving and or traveling to the site would therefore contribute to additional emissions in this area. There are no major road or rail links in close proximity of this site which could result in future residents being exposed to noise pollution. As the site is within the AQMA, a significant negative effect is likely on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Clifton upon Dunsmore Disused Railway Local Wildlife Site is approximately 860m north-west of this site, and Oxford Canal Local Wildlife Site is approximately 680m south-west. The proximity of these designations may result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore - Plataue Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.

#### S14/081: Flecknoe Glebe, Land between Sawbridge and Wolfhampcote

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with	--	This site is not within either Rugby town, a Main Rural Settlement or a Local Needs Settlement and is not within walking distance of a public transport link; therefore a significant negative effect is likely for this SA objective.

SA Objectives	SA Score	Justification
good access for all sections of the community		
3) Promote/improve health of the population and reduce health inequalities	-	There are no healthcare facilities or areas of open space within 600m of this site, therefore a minor negative effect is likely for this SA objective. This site is not in or linked to the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (8.07ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	-	There are no public transport links, existing employment sites or a town centre within walking distance (600m). Overall, a minor negative effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	-	This site is on greenfield land, the majority of which is classed as being of grade 4 agricultural quality, although the northern tip of the site is on land classed as grade 3 quality. Overall, however, a minor negative effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	--	There are no public transport links, existing employment sites or a town centre within walking distance (600m). A significant negative effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be

SA Objectives	SA Score	Justification
14) Promote a sustainable and accessible transport network	-	possible to incorporate mitigation measures. There are no sustainable transport links within walking distance (600m) of this site, therefore a minor negative effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within the AQMA designated around Rugby, and there are no major road or rail links in close proximity of this site which could result in future residents being exposed to noise pollution. A negligible effect is therefore likely on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Willoughby House Meadow Local Wildlife Site is directly adjacent to the east of this site. The proximity of this designation may result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Feldon - Vale Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.

#### S14/082: Wolvey Glebe, Wolvey

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Wolvey which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study. Therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	-	There are no healthcare facilities or areas of open space within 600m of this site, therefore a minor negative effect is likely for this SA objective. This site is not in or linked to the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the	+	This site is relatively small (8.62ha) in size; therefore a minor positive effect is likely.

SA Objectives	SA Score	Justification
Borough		
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	-	There are no public transport links, existing employment sites or a town centre within walking distance (600m). Overall, a minor negative effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--?	This site is on greenfield land, the majority of which is classed as being of grade 3 agricultural quality, although the north-eastern part of the site extends into a land classed as grade 2 quality. Overall, however, a significant negative effect is likely on this SA objective, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	--	There are no public transport links, existing employment sites or a town centre within walking distance (600m). A significant negative effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land, the majority of which is outside of flood zones 3a or 3b although the north-eastern part of the site extends into a flood zone 3 area. It may be possible to avoid developing in the north-eastern part of the site, therefore a minor negative effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	-	There are no sustainable transport links within walking distance (600m) of this site, therefore a minor negative effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within the AQMA designated around Rugby, and there are no major road or rail links in close proximity of this site which could result in future residents being exposed to noise pollution. A negligible effect is



SA Objectives	SA Score	Justification
		therefore likely on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Wolvey Rush Pasture Local Wildlife Site is approximately 710m north-west of this site and another part of this designation is approximately 790m north-west. The proximity of this designation may result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'High Cross Plateau – Open Plateau' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.

#### S14/083: Back Lane South, Land south of Back Lane, Long Lawford

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is within Long Lawford which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study. Therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however there are a number of areas of open space to the north and south of the site, the closest of which is approximately 120m to the south, and this results in a minor positive effect. This site is also within the AQMA designated round Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely on this SA objective overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (4.19ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
crime and anti-social behaviour		
6) Promote/enable a strong, stable and sustainable local economy	++	There are a number of bus stops within 600m of this site, and the centre of Long Lawford (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study) is also within walking distance. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--?	This site is on greenfield land which is classed as being of grade 3 agricultural quality. Therefore a significant negative effect is likely on this SA objective overall, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are a number of bus stops within 600m of this site and the centre of Long Lawford, which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study, is also within walking distance. A minor positive effect is therefore likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land and outside of flood zones 3a or 3b; therefore a minor negative effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are a number of bus stops within 600m of this site and there is a national cycle network link route approximately 310m to the east. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby, and therefore vehicles leaving and or traveling to the site would contribute to additional emissions in this area resulting in a significant negative effect. In addition, this site is 130m north of the A428 (Coventry Road) which could result in future residents being exposed to noise pollution, which reinforces the significant negative effect.

SA Objectives	SA Score	Justification
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	This site is within Long Lawford Meadows Local Wildlife Site; therefore this could result in a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore – Plataeu Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.

#### S14/084: Newbold on Avon Glebe, Land off Main Street, Newbold on Avon, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Rugby town; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however it is surrounded by four areas of open space, and additional areas are to the east, south and south-west. This results in a minor positive effect on this SA objective. This site is also within the AQMA designated around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely on this SA objective overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (6.92ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local	+	There are eleven bus stops within 600m north-east and east of this site most of which are within Newbold on Avon, although there are no existing employment sites or a town centre within walking distance (600m). Overall,

SA Objectives	SA Score	Justification
economy		a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	-	This site is on greenfield land, the majority of which is classed as being of grade 7 agricultural quality, although a small section of the western part of the site is on land classed as grade 3 agricultural quality. Overall, however, a minor negative effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are eleven bus stops within 600m north-east and east of this site, although there are no existing employment sites or a town centre within walking distance (600m). A negligible effect is therefore likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b (although a flood zone 3 area is directly adjacent to the east); therefore a minor negative effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (heritage assets); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are eleven bus stops within 600m north-east and east of this site. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby, and therefore vehicles leaving and or traveling to the site would contribute to additional emissions in this area resulting in a significant negative effect. In addition, there is a railway line approximately 180m south-west of the site, and this could lead to future residents being exposed to noise pollution which reinforces the significant negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The southern part of this site is partially within the Newbold Lime Works Local Wildlife Site and Oxford Canal Local Wildlife Site is approximately 190m to the north. The proximity of these sites could therefore result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist

SA Objectives	SA Score	Justification
17) Maintain and where possible enhance the quality of landscapes	-?	within or near to the site. This site is within the 'Dunsmore – Plataeu Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.

#### S14/085: Willoughby Glebe, Willoughby, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is in Willoughby which is a Local Needs Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+	There are no healthcare facilities within 600m of this site, however there are five areas of open space. This results in a minor positive effect on this SA objective. This site is not within or directly linked to the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (1.39ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are four bus stops within 600m of this site (two of which are approximately 130m south on Main Street, and the other two are approximately 330m east on the A45 (London Road). There are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration	-	This site is on greenfield land; therefore development here is likely to have a minor negative effect on this SA

SA Objectives	SA Score	Justification
of urban areas		
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	-	This site is on greenfield land which is classed as being of grade 4 agricultural quality; therefore a minor negative effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are four bus stops within 600m of this site (two of which are approximately 130m south on Main Street, and the other two are approximately 330m east on the A45 (London Road), although there are no existing employment sites or a town centre within walking distance (600m). A negligible effect is therefore likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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 impact on the historic environment. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are four bus stops within 600m of this site (two of which are approximately 130m south on Main Street, and the other two are approximately 330m east on the A45 (London Road). A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within the AQMA designated around Rugby which results in a negligible effect. However, the A45 (London Road) is approximately 170m north-east of the site, and this could lead to future residents being exposed to noise pollution, resulting in a significant negative effect. A mixed effect is therefore likely on this SA objective overall.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Willoughby Dismantled Railway Local Wildlife Site is approximately 410m to the east, Grand Union Canal Local Wildlife Site is approximately 540m north-east and Magpie Hall Local Wildlife Site is approximately 800m north. The proximity of these sites could therefore result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where	-?	This site is within the 'Feldon – Vale Farmlands' landscape character type, as identified in the 2006 Landscape

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
possible enhance the quality of landscapes		Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.

### **S14/086: Land north of school street, Lutterworth Road, Churchover**

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is in Churchover which is a Local Needs Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however there are two areas of open space, one of which is to the west and the other is to the south-east. This results in a minor positive effect on this SA objective. This site is not within the AQMA designated around Rugby town, however the A426 links the site with the AQMA, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely on this SA objective overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.2ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There is one bus stop directly adjacent to the south-west of this site on Lutterworth Road, however there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
8) Promote the regeneration of urban areas	-	This site is on mostly greenfield land; therefore development here is likely to have a minor negative 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	---	This site is on mostly greenfield land which is classed as being of grade 3 agricultural quality; therefore a significant negative effect is likely on this SA objective although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on mostly greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	There is one bus stop directly adjacent to the south-west of this site on Lutterworth Road, although there are no existing employment sites or a town centre within walking distance (600m). A negligible effect is therefore likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (conservation areas); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There is one bus stop directly adjacent to the south-west of this site on Lutterworth Road. A minor positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is not within the AQMA designated around Rugby town, however the A426 links the site with the AQMA, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a significant negative effect. There are no major road or rail links within the vicinity that could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	---	This site is adjacent to and partially within Churchover Meadows Local Wildlife Site and this could therefore result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'High Cross Plateau – Open Plateau' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective



SA Objectives	SA Score	Justification
18) Maintain and where possible enhance the quality of townscapes	0	although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening. This site is on mostly greenfield land; therefore a negligible effect is likely on this SA objective.

8.10

### S14/087: Land Rear of School Farm, Churchover

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is in Churchover which is a Local Needs Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however there are two areas of open space, one of which is to the west and the other is to the south. This results in a minor positive effect on this SA objective. This site is not within the AQMA designated around Rugby town, however the A426 links the site with the AQMA, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely on this SA objective overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.4ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There is one bus stop directly adjacent to the north-west of this site on Lutterworth Road, however there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	The majority of this site is on brownfield land; therefore a significant positive effect on this SA objective is likely.

SA Objectives	SA Score	Justification
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	0	This site is on mostly brownfield land; therefore a negligible effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	+?	This site is on mostly brownfield land; therefore a minor positive effect is likely on this SA objective as this may provide opportunities for using existing buildings and materials although this is uncertain depending on the previous use of the site.
11) Reduce the Borough's contribution to climate change	0	There is one bus stop directly adjacent to the west of this site on Lutterworth Road, although there are no existing employment sites or a town centre within walking distance (600m). A negligible effect is therefore likely on this SA objective.
12) Avoid, reduce and manage flood risk	0	This site is on mostly brownfield land outside of flood zones 3a or 3b; therefore a negligible effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (conservation areas); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There is one bus stop directly adjacent to the west of this site on Lutterworth Road. A minor positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is not within the AQMA designated around Rugby town, however the A426 links the site with the AQMA, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a significant negative effect. There are no major road or rail links within the vicinity that could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Churchover Meadows Local Wildlife Site is directly adjacent to the east of this site; therefore the proximity of this site to this designation could therefore result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'High Cross Plateau – Open Plateau' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the

SA Objectives	SA Score	Justification
18) Maintain and where possible enhance the quality of townscapes	+	incorporation of mitigation measures such as screening. This site is small (0.4ha) and on mostly brownfield land; therefore a minor positive effect is likely on this SA objective.

8.11

### S14/088: Land to the north of Lutterworth Road, Churchover

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is in Churchover which is a Local Needs Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however there are two areas of open space, one of which is directly to the south, and the other is to the north-west. This results in a minor positive effect on this SA objective. This site is not within the AQMA designated around Rugby town, however the A426 links the site with the AQMA, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely on this SA objective overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.2ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There is one bus stop approximately 130m north-west of this site on Lutterworth Road, however there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land,	--?	This site is greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is

SA Objectives	SA Score	Justification
energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables		likely on this SA objective although this is uncertain depending on whether the site is within Grade 3a or 3b land
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	There is one bus stop approximately 130m north-west of this site on Lutterworth Road, although there are no existing employment sites or a town centre within walking distance (600m). A negligible effect is therefore likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (conservation areas); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There is one bus stop approximately 130m north-west of this site on Lutterworth Road. A minor positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is not within the AQMA designated around Rugby town, however the A426 links the site with the AQMA, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a significant negative effect. There are no major road or rail links within the vicinity that could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	This site is mostly within Churchover Meadows Local Wildlife Site and this could therefore result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'High Cross Plateau – Open Plateau' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
possible enhance the quality of townscapes		

8.12

### S14/089: Lafarge land at Ryton-on-Dunsmore, North of the A45 and West of Church Road

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Ryton-on-Dunsmore which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study. Therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however there are five areas of open space within walking distance (600m), the closest of which is approximately 120m to the south. This results in a minor positive effect on this SA objective. This site is not within the AQMA designated around Rugby town, however the A45 (London Road) links the site with the AQMA, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely on this SA objective overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (23.34ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There is five bus stops within 600m of this site, one of which is to the west on the A423, two of which are to the east on the A45 (London Road) and two of which are in Ryton-on-Dunsmore. This site is also within walking distance of Ryton-on-Dunsmore town centre (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study) and an existing employment site (former Peaugot site) is adjacent to the south of the site. Overall, a significant positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land,	--?	This site is greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is

SA Objectives	SA Score	Justification
energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables		likely on this SA objective although this is uncertain depending on whether the site is within Grade 3a or 3b land
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	++	There is five bus stops within 600m of this site, one of which is to the west on the A423, two of which are to the east on the A45 (London Road) and two of which are in Ryton-on-Dunsmore. This site is also within walking distance of Ryton-on-Dunsmore town centre (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study), and an existing employment site (former Peaugot site) is adjacent to the south of the site. A significant positive effect is therefore likely for this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b (although a flood zone 3 area is directly adjacent to the north); therefore a minor negative effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There is five bus stops within 600m of this site, one of which is to the west on the A423, two of which are to the east on the A45 (London Road) and two of which are in Ryton-on-Dunsmore. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is not within the AQMA designated around Rugby town, however the A45 (London Road) links the site with the AQMA, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a significant negative effect. This site is also directly adjacent to the A45 (London Road) which has potential to result in future residents being exposed to noise pollution, particularly at the southern end of the site, and this reinforces the significant negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	There are four designated biodiversity sites within 250m north and east of this site, including a Local Wildlife Site near the River Avon, a Local Wildlife Site adjacent to Ryton Church Pastures, Ryton Church Pastures Local Wildlife Site itself and Brandon Marsh SSSI. The proximity of this site to these designations could therefore result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.

SA Objectives	SA Score	Justification
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore – Plataeu Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.

8.13

### S14/090: Home Farm, Brinklow, Nr Rugby, Warwickshire, CV23 0LY

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Brinklow which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	++	There is a doctors surgery approximately 200m north of this site and there is also five areas of open space within walking distance (600m), four to the north and one to the west. This results in a significant positive effect on this SA objective. This site is not within or directly linked to the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (1.94ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There is six bus stops within 600m of this site, all of which are in and around Brinklow. This site is also within walking distance of Brinklow town centre which is a Main Rural Settlement (as identified in the Rugby Borough Council Rural Sustainability Study). Overall, a significant positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	The majority of this site is on brownfield land; therefore a significant positive effect on this SA objective is likely.

SA Objectives	SA Score	Justification
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	0	The majority of this site is on brownfield land, therefore a negligible effect is likely for this SA objective.
10) Minimise waste and manage it sustainably	+?	The majority of this site is on brownfield land and this may provide opportunities for using existing buildings and materials. Therefore a minor positive effect is likely although this is uncertain and dependent on the previous use of the site.
11) Reduce the Borough's contribution to climate change	+	There is six bus stops within 600m of this site, all of which are in and around Brinklow. This site is also within walking distance (600m) of Brinklow which is a Main Rural Settlement (as identified in the Rugby Borough Council Rural Sustainability Study). A minor positive effect is therefore likely for this SA objective.
12) Avoid, reduce and manage flood risk	0	The majority of this site is on brownfield land outside of flood zones 3a or 3b; therefore a negligible effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (both conservation areas and heritage assets); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There is six bus stops within 600m of this site, all of which are in and around Brinklow. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or linked directly to the AQMA designated around Rugby town, and there are no major road or rail links within the close vicinity that could result in future residents being exposed to noise pollution. A negligible effect is therefore likely.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	There are two designated biodiversity sites within 250m of this site and these are Brinklowe Canal Pool Local Wildlife Site (directly adjacent to the east) and Brinklowe Motte and Bailey Local Wildlife Site (approximately 200 north-east). The proximity of this site to these designations could therefore result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore – Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is



<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
		uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	+	This site is small (1.94ha) and mostly on brownfield land; therefore a minor positive effect is likely on this SA objective.

8.14

### **S14/091: Land bordering Bretford**

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	-	This site is not within either Rugby town, a Main Rural Settlement or a Local Needs Settlement, however there are four bus stops within 600m. Overall, a minor negative effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+/-	This site is not within 600m of a healthcare facility, however there is an area of open space directly adjacent to the east. This results in a minor positive effect on this SA objective. This site is not within the AQMA designated around Rugby town, however it is directly linked to this area by the A428 Brandon Road/Coventry Road, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.82ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There is four bus stops within 600m of this site, two of which are approximately 250m of the site within Bretford and two of which are approximately 450m south-east on the B4456. There are no existing employment sites or town centres within walking distance (600m) of this site. Overall, a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land,	--?	This site is on greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative

SA Objectives	SA Score	Justification
energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables		effect is likely on this SA objective although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There is four bus stops within 600m of this site, two of which are approximately 250m of the site within Bretford and two of which are approximately 450m south-east on the B4456. There are no existing employment sites or town centres within 600m. A negligible effect is therefore likely overall.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside flood zones 3a or 3b; therefore a minor negative effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There is four bus stops within 600m of this site, two of which are approximately 250m of the site within Bretford and two of which are approximately 450m south-east on the B4456. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is not within the AQMA designated around Rugby town, however it is directly linked to the area via the A428 Brandon Road/Coventry Road, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area resulting in a significant negative effect. In addition, the site is directly adjacent to the A428 (Brandon Road), and future residents could be exposed to noise pollution which reinforces the significant negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	This site is directly adjacent to Bretford Meadows Local Wildlife Site; this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of

SA Objectives	SA Score	Justification
18) Maintain and where possible enhance the quality of townscapes	0	mitigation measures such as screening. This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/092: Bilton Glebe, Land off A426, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Rugby town, therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	This site is not within 600m of a healthcare facility, however there are several areas of open space within 600m to the north-east and south (one of which is directly adjacent to the east). This results in a minor positive effect on this SA objective. This site is within the AQMA designated around Rugby town, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (8.66ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are numerous bus stops surrounding the site and within 600m. There are no existing employment sites within 600m, however Dunchurch which is a Main Rural Settlement (as identified in the Rugby Borough Council Rural Sustainability Study) is approximately 600m south of the site. Overall, a significant positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently	-	This site is on greenfield land, the majority of which is classed as grade 7 agricultural quality (although the southern section of the site extends into grade 2 agricultural quality land). Overall, however, a minor negative effect is likely on this SA objective.

SA Objectives	SA Score	Justification
and efficiently, and increase energy generated from renewables		
10) Minimise waste and manage it sustainably	0	This site is on greenfield land therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are numerous bus stops surrounding the site and within 600m. There are no existing employment sites within walking distance (600m), however Dunchurch Main Rural Settlement (as identified in the Rugby Borough Council Rural Sustainability Study) is approximately 600m south of the site. A minor positive effect is therefore likely overall.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside flood zones 3a or 3b; therefore a minor negative effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (heritage assets); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are numerous bus stops surrounding the site and within 600m, and there is a national cycle route directly adjacent to the south of the site. In addition, there is a local cycle route and a national cycle route link, both of which are approximately 200m to the east. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a significant negative effect. In addition, this site is directly adjacent to the A426 (Rugby Road) and future residents could be exposed to noise pollution, and this reinforces the significant negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Cock Robin Wood Local Nature Reserve is directly adjacent to the east of this site, therefore this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore - Plataeu Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
possible enhance the quality of townscapes		

8.15

### S14/093: Birdingbury Glebe, Land off Main Street, Birdingbury

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is in Birdingbury which is a Local Needs Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+	This site is not within 600m of a healthcare facility, however there is an area of open space directly adjacent to the north and there is another area of open space approximately 500m to the south. This results in a minor positive effect on this SA objective. This site is not within or directly linked to the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (1.53ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are four bus stops within 600m of this site, all of which are within Birdingbury. There are no existing employment sites or town centres within 600m. A minor positive effect is therefore likely overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated	--?	This site is on greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely on this SA objective although this is uncertain depending on whether the site is within Grade 3a or 3b land.

SA Objectives	SA Score	Justification
from renewables		
10) Minimise waste and manage it sustainably	0	This site is on greenfield land therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are four bus stops within 600m of this site, all of which are within Birdingbury. There are no existing employment sites or town centres within walking distance (600m). A negligible effect is therefore likely overall.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside flood zones 3a or 3b; therefore a minor negative effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are four bus stops within 600m of this site, all of which are within Birdingbury, and there is a national cycle route directly adjacent to eastern edge of the site. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to the AQMA designated around Rugby town, and there are no major road or rail links adjacent to the site which could result in future residents being exposed to noise pollution. A negligible effect is therefore likely.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	This site is south of a number of biodiversity designations including The Brakes Local Wildlife Site (approximately 490m north-east), Birdingbury Station Pool Local Wildlife Site (490m north), Rugby-Leamington Disused Railway Local Wildlife Site (approximately 400m north-west) and Frankton Meadows Local Wildlife Site (approximately 890m north-west). The proximity of this site to these designated sites could result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Feldon – Lias Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

**S14/094: Willey Glebe, Willey, Near Rugby**

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is in Willey which is a Local Needs Settlement as identified in the Rugby Borough Council Rural Sustainability Study, therefore a minor positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	This site is not within 600m of a healthcare facility, however there are a number of open spaces within 600m, two of which are directly adjacent to the south. This results in a minor positive effect. This site is not within the AQMA designated around Rugby town, however it is directly linked to this area by the A5, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (72ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There is one bus stop within Willey and this is adjacent to this site. There are no existing employment sites or town centres within 600m. A minor positive effect is therefore likely overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	---?	This site is on greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely on this SA objective although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and	0	This site is on greenfield land therefore a negligible effect is likely for this SA objective.

SA Objectives	SA Score	Justification
manage it sustainably		
11) Reduce the Borough's contribution to climate change	0	There is one bus stop within Willey and this is adjacent to this site. There are no existing employment sites or town centres within walking distance (600m). A negligible effect is therefore likely overall.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside flood zones 3a or 3b (although the western part of the site is adjacent to a flood zone 3 area); therefore a minor negative effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There is one bus stop within Willey and this is adjacent to this site. A minor positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is not within the AQMA designated around Rugby town, however it is directly linked to this area by the A5, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a significant negative effect. In addition, the eastern part of this site is directly adjacent to the A5, therefore future residents (particularly those living in the eastern section of this site) may be exposed to noise pollution, and this reinforces the significant negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The eastern part of this site is partly within Long Spinney Local Wildlife Site, The Nursery and Coal Pit Lane Local Wildlife Site and also lies partly within Willey Disused Railway Local Wildlife Site. The western part is also directly adjacent to Long Spinney Local Wildlife Site, The Nursery and Coal Pit Lane Local Wildlife Site and the northern part is adjacent to Willey Disused Railway Local Wildlife Site. This could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	The majority of this site is within the 'High Cross Plateau - Open Plateau' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.



### S14/096: Land at the Locks, Hillmorton

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Rugby town; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	This site is not within 600m of a healthcare facility, however there are a number of open spaces within 600m south, south-west and west of the site, the closest of which is approximately 170m south-west. This results in a minor positive effect. This site is within the AQMA designated around Rugby town, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.32ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are numerous bus stops within 600m south-west of the site in and around Hillmorton, although there are no existing employment sites or town centres within 600m. A minor positive effect is therefore likely overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	-	This site is on greenfield land which is classed as grade 4 agricultural quality; therefore a minor negative effect is likely on this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's	0	There are numerous bus stops within 600m south-west of the site in and around Hillmorton, although there are no

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
contribution to climate change		existing employment sites or town centres within 600m. A negligible effect is therefore likely overall.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside flood zones 3a or 3b (although the northern part of the site is adjacent to a flood zone 3 area); therefore a minor negative effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	--?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (conservation areas); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There are numerous bus stops within 600m south-west of the site in and around Hillmorton. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a significant negative effect. In addition, there is a railway line approximately 80m south-west of this site and this could result in future residents being exposed to noise pollution, which reinforces the significant negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	This site is within the Oxford Canal Meadows Local Wildlife Site. Oxford Canal Local Wildlife Site is also directly adjacent to the east and Hillmorton Local Wildlife Site is approximately 100m to the east. This could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	--?	The majority of this site is within the 'Feldon - Vale Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

#### **S14/098: Moat Farm, Barby Lane, Rugby, Warwickshire**

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1) Reduce/eliminate poverty, disadvantage and social	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Rugby town; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	This site is not within 600m of a healthcare facility, however there are six areas of open space within 600m east and north of the site, one of which is directly adjacent to the east. This results in a minor positive effect. This site is within the AQMA designated around Rugby town, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (27.83ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are numerous bus stops within 600m north of the site, particularly on Crick Road and in and around Hillmorton, although there are no existing employment sites or town centres within 600m. A minor positive effect is therefore likely overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land, the majority of which is classed as grade 3 agricultural quality, although the north-western corner extends into grade 2 agricultural quality land, and the northern part extends into grade 7 agricultural quality land. Overall, a significant negative effect is likely for this SA objective although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are numerous bus stops within 600m north of the site, particularly on Crick Road and in and around Hillmorton, although there are no existing employment sites or town centres within 600m. A negligible effect is therefore likely overall.
12) Avoid, reduce and manage	-	This site is on greenfield land, the majority of which is outside flood zones 3a or 3b, although the southern part of

SA Objectives	SA Score	Justification
flood risk		the site is within a flood 3 zone. Overall, a minor negative effect is likely for this SA objective as it may be possible to avoid developing in the southern part of the site.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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 impact on the historic environment. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are numerous bus stops within 600m north of the site, particularly on Crick Road and in and around Hillmorton. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area and this results in a significant negative effect on this SA objective. There are no major road or railway lines directly adjacent to this site that could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Old Cross Fields Local Wildlife Site is within this site and Kilsby Lane Meadow Local Wildlife Site is directly adjacent to the east. This site is within the Oxford Canal Meadows Local Wildlife Site. This could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	The majority of this site is within the 'Feldon - Vale Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

#### SA14/099: Pleasant View, 1 Bush Hill Lane, Flecknoe, CV23 8AX

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local	+	This site is within Flecknoe which is a Local Needs Settlement as identified in the Rugby Borough Council Rural

SA Objectives	SA Score	Justification
services, leisure and cultural opportunities with good access for all sections of the community		Sustainability Study; therefore a minor positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+	This site is not within 600m of a healthcare facility, however there are three areas of open space within 600m, one of which is directly adjacent to the west. This site is not within or directly linked to the AQMA designated around Rugby town. A minor positive effect is likely overall for this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.36ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are two bus stops within 600m east of the site, one of which is directly adjacent on School Street, and the second of which is on Vicarage Road. There are no existing employment sites or town centres within 600m. A minor positive effect is therefore likely overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on mostly greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on mostly greenfield land which is classed as grade 3 agricultural quality. Overall, a significant negative effect is likely for this SA objective although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on mostly greenfield land therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are two bus stops within 600m east of the site, one of which is directly adjacent on School Street, and the second of which is on Vicarage Road, although there are no existing employment sites or town centres within 600m. A negligible effect is therefore likely overall.
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land which is outside flood zones 3a or 3b. Overall, a minor negative effect is likely for this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their	--?	The likely impacts of the residential site options have been considered by 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. This site was classed as red because there is considered to be potential for

SA Objectives	SA Score	Justification
settings.		significant impacts on the historic environment (heritage assets); the site lies on the Medieval Settlement Remains at Flecknoe (a Scheduled Monument). The site is therefore most likely to have a significant negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There are two bus stops within 600m east of the site, one of which is directly adjacent on School Street, and the second of which is on Vicarage Road. A minor positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to the AQMA designated around Rugby town. In addition, there are no major road or railway lines directly adjacent to this site that could result in future residents being exposed to noise pollution. A negligible effect is therefore likely for this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Grand Union Canal Local Wildlife Site is approximately 870m north-west of this site and this could result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	--?	This site is within the 'Feldon - Ironstone Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity overall; therefore residential development at this site could have a significant negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on mostly greenfield land, therefore a negligible effect is likely on this SA objective.

8.17

#### S14/100: Shilton House Farm, Church Road, Shilton, CV7 9HX

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is within Shilton which is a Local Needs Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect is likely for this SA objective.
3) Promote/improve health of	+	This site is not within 600m of a healthcare facility, however there are two areas of open space within 600m, one

SA Objectives	SA Score	Justification
the population and reduce health inequalities		of which is approximately 550m north-west and the second of which is approximately 490m south-east. This site is not within or directly linked to the AQMA designated around Rugby town. A minor positive effect is likely overall for this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.49ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are four bus stops within 600m east of the site, two of which are approximately 270m north on Bulkington Road, and two of which are directly adjacent to the west of the site on the B4065. There are no existing employment sites or town centres within 600m. A minor positive effect is therefore likely overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	This site is on mostly brownfield land; therefore a significant positive effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	0	This site is on mostly brownfield land; therefore a negligible effect is likely for this SA objective.
10) Minimise waste and manage it sustainably	+?	This site is on mostly brownfield land therefore a minor positive effect is likely for this SA objective as there may be good opportunities for using existing buildings and materials, although this is uncertain depending on the previous use of the site.
11) Reduce the Borough's contribution to climate change	0	There are four bus stops within 600m east of the site, two of which are approximately 270m north on Bulkington Road, and two of which are directly adjacent to the west of the site on the B4065, although there are no existing employment sites or town centres within 600m. A negligible effect is therefore likely overall.
12) Avoid, reduce and manage flood risk	0	This site is on mostly brownfield land which is outside flood zones 3a or 3b; therefore a negligible effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be

SA Objectives	SA Score	Justification
		possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are four bus stops within 600m east of the site, two of which are approximately 270m north on Bulkington Road, and two of which are directly adjacent to the west of the site on the B4065. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to the AQMA designated around Rugby town which results in a negligible effect. However, there is a railway line directly adjacent to the south-west of the site, and this could lead to future residents being exposed to noise pollution resulting in a significant negative effect. A mixed effect is therefore likely overall for this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Shilton Railway Local Wildlife Site is directly adjacent to this site and this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	--?	This site is within the 'High Cross Plateau - Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity overall; therefore residential development at this site could have a significant negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	+	This site is small (0.49ha) and on mostly brownfield land, therefore a minor positive effect is likely on this SA objective.

8.18

### S14/101 Gunters Haulage yard

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
1) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is just outside Wolvey which is classed by the Council as a Main Rural Settlement; therefore a significant positive effect on this SA objective is likely.
2) Promote/improve health of the population and reduce	-	There are no existing healthcare facilities or open spaces within 600m of this site; therefore a minor negative



SA Objectives	SA Score	Justification
health inequalities		effect on this SA objective is likely. The site is not within or directly connected to an AQMA.
3) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.46ha) in size; therefore a minor positive effect is likely.
4) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
5) Promote/enable a strong, stable and sustainable local economy	+	There are two bus stops within 50m to the west of this site. A further two bus stops are within 600m to the south of the site. However, there are no existing employment sites within 600m and the centre of Wolvey (a Main Rural Settlement) is not within walking distance (600m). Overall, a minor positive effect is therefore likely.
6) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
7) Promote the regeneration of urban areas	++	This site is on brownfield land; therefore development here is likely to have a significant positive effect on this SA objective.
8) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	0	This site is on brownfield land; therefore development here is likely to have a negligible effect on this SA objective.
9) Minimise waste and manage it sustainably	+	This site is on brownfield land; therefore development at this site may have a minor positive (+?) effect
10) Reduce the Borough's contribution to climate change	0	There are four bus stops within 600m to the east of this site. However, there are no existing employment sites, town centres or centres of main rural settlements within walking distance (600m). Overall, a negligible effect is therefore likely
11) Avoid, reduce and manage flood risk	0	This site is on brownfield land outside of flood zones 2 and 3; therefore development at this site is likely to have a negligible effect.
12) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
13) Promote a sustainable and accessible transport	++	There are four bus stops within 600m of this site. Therefore, a significant positive effect on this SA objective is

SA Objectives	SA Score	Justification
network		likely.
14) Reduce all forms of pollution	0	The site is not within or directly linked to an AQMA, and there are no major roads or rail links within the vicinity that could result in future residents being exposed to noise pollution. Therefore, a negligible effect is likely on this SA objective.
15) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	The site is within 1km of the Wolvey Rush Pasture Local Wildlife Site to the south (the closest fragment of the site is within approximately 640m) and the proximity of the site to this designation may result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
16) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'High Cross Plateau - Open Plateau' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
17) Maintain and where possible enhance the quality of townscapes	+	This site is mostly on brownfield land and is small in size (0.46ha); therefore a minor positive effect is likely.

#### S14/102 Land between Cawston Lane and Alwyn Road (Land within the South West Broad Location)

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Rugby town, therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+ +/-	The site is within 400m of a doctor's surgery. In addition, there are several areas of open space within walking distance (600m) including some adjacent to the northern and eastern sides of the site. However, the site is within the AQMA that has been declared around Rugby town and vehicle movements to and from the site would contribute additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on the health of

SA Objectives	SA Score	Justification
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is relatively large (86.75ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are numerous bus stops surrounding the site and within 600m. There are no existing employment sites within 600m, however Dunchurch Main Rural Settlement is approximately 600m south of the site. Overall, a significant positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--	This site is on greenfield land and the majority of the site is classed as grade 2 agricultural quality (with an area in the east classed as Grade 7); therefore development here would have a significant negative effect.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	There are numerous bus stops surrounding the site and within 600m. There are no existing employment sites within walking distance (600m), however Dunchurch Main Rural Settlement is approximately 600m south of the site. A minor positive effect is therefore likely overall.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are numerous bus stops surrounding the site and within 600m, and there is a national cycle route directly adjacent to the south of the site. In addition, there is a local cycle route and a national cycle route link, both of

SA Objectives	SA Score	Justification
15) Reduce all forms of pollution	--	This site is within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The site is adjacent to Cawston Fox Convert Local Wildlife Site and Cock Robin Wood Local Nature Reserve. Therefore, the development of this site could have a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

#### S14/106 Market Quarter, Cattle Market, Railway Terrace, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Rugby town; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+ +/-	There is a doctor's surgery adjacent to this site. There are also seven areas of open space within 600m of the site. Therefore, a significant positive effect on this SA objective is likely. However, the site is within the AQMA that has been declared around Rugby town and vehicle movements to and from the site would contribute additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on the health of residents.

SA Objectives	SA Score	Justification
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (1.81ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are numerous bus stops within walking distance (600m) surrounding this site. The site is also within 450m of an existing Strategically Important Employment site. Rugby town centre is also within 600m to the south west. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	This site is on brownfield land; therefore development here is likely to have a significant positive 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	This site is on brownfield land; therefore development here is likely to have a negligible effect on this SA objective.
10) Minimise waste and manage it sustainably	+	This site is on brownfield land; therefore development at this site may have a minor positive (+?) effect
11) Reduce the Borough's contribution to climate change	++	There are numerous bus stops within walking distance (600m) surrounding this site. The site is also within 450m of an existing Strategically Important Employment site. Rugby town centre is also within 600m to the south west. Overall, a significant positive effect is therefore likely.
12) Avoid, reduce and manage flood risk	0	This site is on brownfield land outside of flood zones 2 and 3; therefore development at this site is likely to have a negligible effect.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are numerous bus stops within 600m of this site. There is also a railway station within 100m north of the site. There is a national cycle route directly to the north of the site. In addition, there is a local cycle route and a national cycle route link, both of which are approximately 200m to the east and another route 350m to the west.

SA Objectives	SA Score	Justification
15) Reduce all forms of pollution	--	Therefore, a significant positive effect on this SA objective is likely.  This site is within the AQMA designated around Rugby town, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, resulting in a minor negative effect. In addition, there is a railway line approximately 100m north of this site and this could result in future residents being exposed to noise pollution, which reinforces the negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	The site is within 600m of Rugby- Leicester Railway, Section 1 – Eleven Arches Local Wildlife Site and Ashlawn Cutting Local Nature Reserve. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	0?	This site lies within an area classed as 'urban' in the 2006 Landscape Assessment of the Borough of Rugby; therefore residential development at this site could have a negligible effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development.
18) Maintain and where possible enhance the quality of townscapes	+	This site is mostly on brownfield land and is small in size (1.81ha); therefore, a minor positive effect is likely.

#### S14/108: Town Hall Complex, Newbold Road, Rugby, CV21 2RR

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Rugby town, therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+ +/-	There are two doctors surgeries within 600m south-west of this site, and there is also several areas of open space within 600m and surrounding this site, which results in a significant positive effect. However, this site is within the AQMA designated around Rugby town, and therefore additional vehicles associated with this development would contribute to additional emissions in this area, resulting in a minor negative effect. A mixed effect is therefore likely overall.
4) Provide affordable and decent housing, which	+	This site is small (1.67ha) in size; therefore a minor positive effect is likely.

SA Objectives	SA Score	Justification
meets the needs of the Borough		
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	This site is surrounded by numerous bus stops within 600m, most of which are to the south-west and south-east. There are no existing employment sites within 600m of this site, however Rugby town centre is within walking distance (600m) to the south of the site. A significant positive effect is therefore likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	This site is on brownfield land; therefore a significant positive effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	0	This site is on brownfield land; therefore a negligible effect is likely for this SA objective.
10) Minimise waste and manage it sustainably	+	This site is on brownfield land therefore a minor positive effect is likely for this SA objective as there may be good opportunities for using existing buildings and materials, although this is uncertain depending on the previous use of the site.
11) Reduce the Borough's contribution to climate change	+	This site is surrounded by numerous bus stops within 600m, most of which are to the south-west and south-east. There are no existing employment sites within 600m of this site, however Rugby town centre is within walking distance (600m) to the south of the site. A minor positive effect is therefore likely overall.
12) Avoid, reduce and manage flood risk	0	This site is on brownfield land which is outside flood zones 3a or 3b; therefore a negligible effect is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	---	The likely impacts of the residential site options have been considered by 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. This site was classed as red because there is considered to be potential for significant impacts on the historic environment (heritage assets); the site contains The Lawn and The Retreat, both Grade II Listed Buildings. The site is therefore most likely to have a significant negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	This site is surrounded by numerous bus stops within 600m, most of which are to the south-west and south-east. There is also a number of cycle paths within 600m and surrounding this site, one of which is a national cycle network link route and is directly adjacent to the east. A significant positive effect is therefore likely on this SA

SA Objectives	SA Score	Justification
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town, and therefore additional vehicles associated with this development would contribute to additional emissions in this area, resulting in a significant negative effect. Moreover, this site is directly adjacent to the A426 (Newbold Road), as well as existing residential properties and this could lead to future residents of the site and existing residents nearby being exposed to noise pollution, which reinforces the significant negative effect on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	There are a number of designated biodiversity sites within 1km of this site, including Rugby-Leicester Railway Local Wildlife Site (approximately 600m north), Parkfield Road Quarry and Slagheap Local Wildlife Site (approximately 580m west), Rugby-Leamington Disused Railway Local Wildlife Site (approximately 500 north-west) and Avon Mill Field Local Wildlife Site (approximately 870m north). The proximity of this site to these designations could result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	0?	This site is within the 'urban' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby; therefore residential development at this site could have a negligible effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	+	This site is small (1.67ha) and on brownfield land, therefore a minor positive effect is likely on this SA objective.

#### S14/111: Land to South of Cawston Spinney, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the edge of Dunchurch which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study, therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	This site is not within 600m of a healthcare facility, however there are several areas of open space within 600m north, north-east, south-east and south of this site which results in a minor positive effect. However, this site is within the AQMA designated around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely overall for this SA objective.



SA Objectives	SA Score	Justification
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (208.6ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enhance a strong, stable and sustainable local economy	++	There are several bus stops within 600m north, east, south-east and south of this site. In addition, Dunchurch Trading Estate is directly adjacent to the west of this site and Dunchurch, which is a Main Rural Settlement (as identified in the Rugby Borough Council Rural Sustainability Study), is approximately 590m to the south-east. A significant positive effect is therefore likely overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--	This site is on greenfield land, the majority of which is classed as grade 2 agricultural quality; therefore a significant negative effect is likely for this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	++	There are several bus stops within 600m north, east, south-east and south of this site. Dunchurch Trading Estate is directly adjacent to the west of this site and Dunchurch, which is a Main Rural Settlement (as identified in the Rugby Borough Council Rural Sustainability Study), is approximately 590m to the south-east. A significant positive effect is therefore likely overall.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land, the majority of which is outside flood zone 3, however a small part of the north-western section of the site is on land which is in a flood zone 3 area, although it may be possible to avoid developing in this area. Overall, a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.

SA Objectives	SA Score	Justification
14) Promote a sustainable and accessible transport network	++	There are several bus stops within 600m north, east, south-east and south of this site. In addition, there is a national cycle path directly adjacent to the north-west (including national cycle network link track) and south-west of this site, and a local cycle path is also directly adjacent to the north. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town, therefore there is potential for additional vehicles associated with the development to contribute to additional emissions in that area, which results in a significant negative effect. In addition, the A45 (Coventry Road) is adjacent to the south-western part of this site, and the A4071 (Coventry Road) is approximately 110m west of the site at its closest point and this could lead to future residents being exposed to noise pollution which reinforces the significant negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Cawston Spinner Local Wildlife Site and Cawston Fox Covert Local Wildlife Site are within the boundary of this site. Moreover, Rugby-Learmonth Disused Railway Local Wildlife Site is also directly adjacent to the western edge of this site. The proximity of these sites could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	The majority of this site is within the 'Dunsmore - Plataeu Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/112: Land at Lawford Heath

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	-	This site is not within either Rugby town, a Main Rural Settlement or a Local Needs Settlement, however there is one bus stop directly adjacent to the north-east at Lawford Heath. A minor negative effect is therefore likely for this SA objective overall.
3) Promote/improve health of the population and reduce	+/-	This site is not within 600m of a healthcare facility, however there is one area of open space directly adjacent to the north-east at Lawford Heath, therefore a minor positive effect is likely. The majority of this site is not within

SA Objectives	SA Score	Justification
health inequalities		the AQMA designated around Rugby town, however the eastern part of the site extends into the AQMA. In addition, the site is directly linked with the AQMA via the A45 (London Road) and the A4071, and additional vehicles associated with the development would therefore contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely overall for this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (116.3ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	This site is not within either Rugby town, a Main Rural Settlement or a Local Needs Settlement, however there is one bus stop directly adjacent to the north-east of this site at Lawford Heath. In addition, Dunchurch Trading Estate is directly adjacent to the south of this site, and Lawford Heath Industrial Estate is approximately 150m north of the site. A significant positive effect is therefore likely overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The majority of this site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--	The majority of this site is on greenfield land which is classed as grade 2 agricultural quality; therefore a significant negative effect is likely for this SA objective.
10) Minimise waste and manage it sustainably	0	The majority of this site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	+	There is one bus stop directly adjacent to the north-east of this site at Lawford Heath. In addition, Dunchurch Trading Estate is directly adjacent to the south of this site, and Lawford Heath Industrial Estate is approximately 150m north of the site. A minor positive effect is therefore likely overall.
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land which is outside flood zone 3; therefore a minor negative effect is likely for this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	--?	The likely impacts of the residential site options have been considered by 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. This site was classed as red because there is considered to be potential for significant impacts on the historic environment (heritage assets); the site's northern boundary lies adjacent to a

SA Objectives	SA Score	Justification
		prehistoric pit alignment and associated features which have been designated as a Scheduled Monument. The site is therefore most likely to have a significant negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There is one bus stop directly adjacent to the north-east of this site at Lawford Heath. A minor positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	The majority of this site is not within the AQMA designated around Rugby town, however the eastern part of the site extends into the AQMA. In addition, the site is directly linked with the AQMA via the A45 (London Road – directly adjacent to the south of the site) and the A4071 (adjacent to the east of the site), and additional vehicles associated with the development would therefore contribute to additional emissions in that area, resulting in a significant negative effect. Moreover, the proximity of the A45 and A4071 may lead to future residents being exposed to noise pollution, and this reinforces the significant negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Rugby–Leamington Disused Railway Local Wildlife Site is directly adjacent to the eastern edge of this site, and this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	The majority of this site is within the 'Dunsmore - Plataeu Farnlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on mostly greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/113: Barnwells Farm, Thurlaston

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections	+	This site is at Thurlaston which is a Local Needs Settlement as identified by the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect is likely for this SA objective.

SA Objectives	SA Score	Justification
of the community		
3) Promote/improve health of the population and reduce health inequalities	+/-	This site is not within 600m of a healthcare facility, however there is one area of open space approximately 510m to the south, therefore a minor positive effect is likely. This site is not within the AQMA designated around Rugby town, however the AQMA is directly adjacent to the north of the site. As a result, the site is directly linked with the AQMA via the A45 (Coventry Road) and the B4428 (Coventry Road), and additional vehicles associated with the development would therefore contribute to additional emissions in that area, resulting in a minor negative effect. A mixed effect is therefore likely overall for this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (34.05ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are five bus stops within 600m (four of which are on the B4428 (Coventry Road) and one of which is within Thurlaston), and Dunchurch Trading Estate is approximately 310m north of the site. A significant positive effect is therefore likely overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The majority of this site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	The majority of this site is on greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	The majority of this site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are five bus stops within 600m (four of which are on the B4428 (Coventry Road) and one of which is within Thurlaston), and Dunchurch Trading Estate is approximately 310m north of the site. A minor positive effect is therefore likely overall.
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land which is outside flood zone 3; therefore a minor negative effect is likely for this SA objective.
13) Conserve and enhance the	0?	The likely impacts of the residential site options have been considered by Rugby Borough Council as part of the site

SA Objectives	SA Score	Justification
historic environment, heritage assets and their settings.		assessment process, with sites being classed as either red, amber or green in terms of their potential for effects on the historic environment. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are five bus stops within 600m (four of which are on the B4428: Coventry Road and one of which is within Thurlaston) and a National Cycle Route is approximately 490m south. A significant positive effect is therefore likely on this SA objective.
15) Reduce all forms of pollution	--	This site is not within the AQMA designated around Rugby town, however the AQMA is directly adjacent to the north of the site. As a result, the site is directly linked with the AQMA via the A45 (Coventry Road) and the B4428 (Coventry Road), and additional vehicles associated with the development would therefore contribute to additional emissions in that area, resulting in a significant negative effect. Moreover, the proximity of the A45 and A4071 may lead to future residents being exposed to noise pollution, and this reinforces the significant negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Rugby-Leamington Disused Railway Local Wildlife Site is approximately 150m west of this site, and this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	The majority of this site is within the 'Dunsmore - Plataeu Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on mostly greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/114: Coney Farm, Ryton

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and	++	This site is on the periphery of Ryton on Dunsmore which is a Main Rural Settlement as identified by the Rugby

SA Objectives	SA Score	Justification
cultural opportunities with good access for all sections of the community		Borough Council Rural Sustainability Study; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	-	This site is not within 600m of a healthcare facility or an area of open space; therefore a minor negative effect is likely. This site is not within or directly linked with the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (47.54ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There is one bus stop approximately 340m to the north of this site, and there is an employment site directly adjacent to the east (former Peageot site). In addition, Ryton on Dunsmore (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study) is approximately 600m to the east. A significant positive effect is therefore likely overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land, the majority of which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	++	There is one bus stop approximately 340m to the north of this site, and there is an employment site directly adjacent to the east (former Peageot site). In addition, Ryton on Dunsmore (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study) is approximately 600m to the east. A significant positive effect is therefore likely for this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land, the majority of which is outside of flood zone 3 although the western part of the site is in this area. A minor negative effect is likely for this SA objective overall as it may be possible to avoid

SA Objectives	SA Score	Justification
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	developing in the western part of this site. The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There is one bus stop approximately 340m to the north of this site; therefore a minor positive effect is likely for this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked with the AQMA designated around Rugby town; therefore a negligible effect is likely. However, the eastern part of this site is directly adjacent to the A423 (Oxford Road), and future residents may be exposed to noise pollution (particularly those at the the eastern end of the site) from traffic which results in a significant negative effect. Overall, a mixed effect is likely for this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	This site is within 1km of a number of designated biodiversity sites, including Featherstone Farm Fields Local Wildlife Site (approximately 330m south-east), Ryton and Brandon Gravel Pits SSSI (approximately 440 north-east), River Avon Local Wildlife Site (approximately 640m north-east), Brandon Marsh SSS (approximately 940m north-east), Land near Ryton Church Pastures Local Wildlife Site (approximately 900m north-east), Ryton Church Pastures Local Wildlife Site itself (approximately 950m east), Warren Farm Local Wildlife Site (approximately 520m south-east) and Ryton Grassland Local Wildlife Site (approximately 890m east). The proximity of this site to these designations could result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore - Plataeu Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land therefore a negligible effect is likely on this SA objective.



### S14/115: Brierleys Farm, Brinklow

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Brinklow which is a Main Rural Settlement as identified by the Rugby Borough Council Rural Sustainability Study; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	++	There is a doctors surgery approximately 250m east of this site, and there are a number of areas of open space within 600m south, east and north of the site; therefore a significant positive effect is likely. This site is not within or directly linked with the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (55.53ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are twelve bus stops within walking distance (600m) of this site, and these can be found mostly within Brinklow and on surrounding roads such as the B4029 and B4428. In addition, the centre of Brinklow (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study) is approximately 200m south of this site. A significant positive effect is therefore likely overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.

SA Objectives	SA Score	Justification
11) Reduce the Borough's contribution to climate change	+	There are twelve bus stops within walking distance (600m) of this site, and these can be found mostly within Brinklow and on surrounding roads such as the B4029 and B4428. In addition, the centre of Brinklow (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study) is approximately 200m south of this site. There are no employment sites within 600m of this site. Overall, a minor positive effect is likely for this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land, the majority of which is outside of flood zone 3 although the northern part of the western section part of the site is in this area, and the southern part of the eastern section of this site is within this area. A minor negative effect is likely for this SA objective overall as it may be possible to avoid developing in the flood zone 3 areas.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (conservation areas); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are twelve bus stops within walking distance (600m) of this site, and these can be found mostly within Brinklow and on surrounding roads such as the B4029 and the B4428. Therefore, a significant positive effect is likely for this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked with the AQMA designated around Rugby town; therefore a negligible effect is likely. In addition, there are no major road or rail links directly adjacent to this site that could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The western section of this site is directly adjacent to High Wood Local Wildlife Site, and the eastern section of this site is directly adjacent to Oxford Canal Local Wildlife Site and Manor Farm Meadows Local Wildlife Site. The proximity of this site to these designations could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score	Justification
quality of townscapes		

#### S14/116: Land at Main Street, Cawston

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Rugby town; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+ +/ -	There is a doctors surgery approximately 350m north-east of this site, and there are a number of areas of open space within 600m, one of which is directly adjacent to the north; therefore a significant positive effect is likely. However, this site is also within the AQMA designated around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area, resulting in a minor negative effect. Overall, a mixed effect is likely for this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (2.93ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are a number of bus stops within 600m, and these are to the north-west, north and east of this site. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently	--	This site is on greenfield land which is classed as grade 2 agricultural quality; therefore a significant negative effect is likely for this SA objective.

SA Objectives	SA Score	Justification
and efficiently, and increase energy generated from renewables		
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are a number of bus stops within 600m, and these are to the north-west, north and east of this site. There are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is therefore likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land which is outside of flood zone 3; therefore a minor negative effect on this SA objective is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are a number of bus stops within 600m, and these are to the north-west, north and east of this site. In addition, there is a local cycle route approximately 290m to the west. Therefore, a significant positive effect is likely for this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area, resulting in a significant negative effect. In addition, there are no major road or rail links directly adjacent to this site that could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	There are a number of biodiversity designations within 1km of this site, including Rugby-Leamington Disused Railway Local Wildlife Site (approximately 980m west), Cawston Fox Covert Local Wildlife Site (approximately 460m south) and Cawston Spinney Local Wildlife Site (approximately 960m south-west). The proximity of this site to these designations could result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore – Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the

SA Objectives	SA Score	Justification
18) Maintain and where possible enhance the quality of townscapes	0	incorporation of mitigation measures such as screening. This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/117: Dunkleys Farm, Cherry Tree Farm and Homestead Farm, Cawston Lane, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is within Dunchurch which is a Main Rural Settlement as identified by the Rugby Borough Council Rural Sustainability Study; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+ +/-	There is a doctors surgery approximately 200m south-east of this site, and there are a number of areas of open space within 600m, two of which are directly adjacent to the west and south of the site; therefore a significant positive effect is likely. However, this site is also within the AQMA designated around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area, resulting in a minor negative effect. Overall, a mixed effect is likely for this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (67.16ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are a number of bus stops within 600m, two of which are directly adjacent to the east, and these are mostly in and around Dunchurch. In addition, this site is approximately 300m from the centre of Dunchurch which is a Main Rural Settlement as identified by the Rugby Borough Council Rural Sustainability Study. Overall, a significant positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration	-	This site is on mostly greenfield land; therefore a minor negative effect on this SA objective is likely.

SA Objectives	SA Score	Justification
of urban areas		
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--	This site is on mostly greenfield land which is classed as grade 2 agricultural quality, although the southern section of the site is on land classed as grade 3 agricultural quality, and the north-eastern part is classed as grade 7 agricultural quality. However, a significant negative effect is likely overall for this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on mostly greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are a number of bus stops within 600m, two of which are directly adjacent to the east, and these are mostly in and around Dunchurch. In addition, this site is approximately 300m from the centre of Dunchurch which is a Main Rural Settlement as identified by the Rugby Borough Council Rural Sustainability Study. Overall, a minor positive effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land which is outside of flood zone 3; therefore a minor negative effect on this SA objective is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are a number of bus stops within 600m, two of which are directly adjacent to the east, and these are mostly in and around Dunchurch. In addition, this site is also adjacent to a national cycle route; therefore a significant positive effect is likely for this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area, resulting in a significant negative effect. There are no major road or rail links directly adjacent to this site that could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Dunkley Lake Local Wildlife Site is within the boundary of this site, and Cawston Fox Covert Local Wildlife Site is directly adjacent to the west. The proximity of this site to these designations could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.

SA Objectives	SA Score	Justification
17) Maintain and where possible enhance the quality of landscapes	-?	The majority of this site is within the 'Dunsmore – Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on mostly greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/118: Dunsmore House Farm, Lilbourne Road, Clifton upon Dunsmore, CV23 0AQ

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Clifton upon Dunsmore which is a Main Rural Settlement as identified by the Rugby Borough Council Rural Sustainability Study; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	-	This site is not within 600m of a healthcare facility or an area of open space; therefore a minor negative effect is likely. This site is also within the AQMA designated around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area, and this reinforces the negative effect.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (62.38ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There is one bus stop within 600m of this site, and this is approximately 150m north-east. However, there are no existing employment sites or a town centre within walking distance (600m). A minor positive effect is likely for this SA objective.
7) Promote the vitality and	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
viability of the town centre		
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	-	This site is on greenfield land, the majority of which is classed as grade 7 agricultural quality, although the northern section of the site is on land classed as grade 2 agricultural quality. However, a minor negative effect is likely overall for this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There is one bus stop within 600m of this site, and this is approximately 150m north-east. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land, the majority of which is outside of flood zone 3 (although the far southern end of the site is within a flood 3 zone, however, it may be possible to avoid developing in this area); therefore a minor negative effect on this SA objective is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There is one bus stop within 600m of this site, and this is approximately 150m north-east; therefore a minor positive effect is likely for this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area, resulting in a significant negative effect. There are no major road or rail links directly adjacent to this site that could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Hillmorton Local Wildlife Site is directly adjacent to the south of this site, and this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.



SA Objectives	SA Score	Justification
17) Maintain and where possible enhance the quality of landscapes	-?	The majority of this site is within the 'Feldon - Vale Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/119: Shelford House Farm, Burton Hastings

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Wolvey which is a Main Rural Settlement as identified by the Rugby Borough Council Rural Sustainability Study; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	-	This site is not within 600m of a healthcare facility or an area of open space; therefore a minor negative effect is likely. This site is not within or directly linked to the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (59.42ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are six bus stops within 600m west, east and south-east of this site, and these are located on Bazzard Road, Lutterworth Road and Leicester Road, however there are no existing employment sites or a town centre within walking distance (600m). A minor positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--	This site is on greenfield land, the majority of which is classed as grade 2 agricultural quality, although the north-western section of the site is on land classed as grade 3 agricultural quality. However, a significant negative effect is likely overall for this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are six bus stops within 600m west, east and south-east of this site, and these are located on Bazzard Road, Lutterworth Road and Leicester Road. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land, the majority of which is outside of flood zone 3 (although the western end of the site is within a flood 3 zone, however, it may be possible to avoid developing in this area); therefore a minor negative effect on this SA objective is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are six bus stops within 600m west, east and south-east of this site, and these are located on Bazzard Road, Lutterworth Road and Leicester Road. A significant positive effect is likely for this SA objective due to the number of bus stops within 600m.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to the AQMA designated around Rugby town which results in a negligible effect, however, the western part of the site is directly adjacent to the M69, and this could result in future residents being exposed to noise pollution which results in a significant negative effect. Overall, a mixed effect is likely for this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Wolvey Trout Pits Local Wildlife Site is directly adjacent to the south of this site and this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.

SA Objectives	SA Score	Justification
17) Maintain and where possible enhance the quality of landscapes	--?	This site is equally spread across two landscape character types as identified in the 2006 Landscape Assessment of the Borough of Rugby; the western part is within the 'High Cross Plateau – Village Farmlands' landscape character type and the eastern part is within the 'High Cross Plateau – Open Plateau' landscape character type. The 'High Cross Plateau – Village Farmlands' area is classed as being of high sensitivity overall, and the 'High Cross Plateau – Open Plateau' area is classed as being of moderate sensitivity overall. Overall, a potential significant negative effect is likely for this SA objective.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

### S14/120 Manor Farm, Ryton

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site is just outside Ryton on Dunsmore a which is classed by the council as a Main Rural Settlement. Therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+	There are no healthcare facilities within 600m of this site, although there is a large area of open space directly adjacent to the west. In addition, there are three areas of open space within 600m. Therefore, a minor positive effect on this SA objective is likely. This site is not in or near an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is relatively large (48.26ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are three bus stops within 600m to the north west of this site. There are no existing employment sites within 600m, however the centre of Ryton on Dunsmore (a Main Rural Settlement) is within walking distance (600m). Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	---	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	There are three bus stops within 600m to the north west of this site. There are no existing employment sites within 600m, however the centre of Ryton on Dunsmore (a Main Rural Settlement) is within walking distance (600m). Overall, a minor positive effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are three bus stops within 600m to the north west of this site. However, there are no other sustainable transport links within 600m. A significant positive effect is therefore likely due to the number of bus links in close proximity to the site.
15) Reduce all forms of pollution	0	The site is not within or directly linked to an AQMA, and there are no major roads or rail links within the vicinity that could result in future residents being exposed to noise pollution. Therefore, a negligible effect is likely on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	---	The Coppice Local Wildlife Site is directly adjacent to the east of this site. The proximity of this designation may result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies mostly within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is

SA Objectives	SA Score	Justification
		uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

### S14/121 Longstons, Newton Road, Clifton upon Dunsmore

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the edge of Clifton upon Dunsmore which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no existing healthcare facilities within 600m of this site. However, there is an area of public open space approximately 300m to the west and another seven within 600m to the south, therefore a minor positive effect on this SA objective is likely. However, the site is within the AQMA that has been declared around Rugby town and vehicle movements to and from the site would contribute additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on the health of residents.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is relatively large (19.91 ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are nine bus stops within 600m to the south of this site. There are no existing employment sites within 600m. However the site is within walking distance to the centre of Clifton upon Dunsmore Main Rural Settlement. . Overall, a significant positive effect is therefore likely
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	---	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	There are nine bus stops within walking distance (600m). There are no existing employment sites within 600m. However this site is within walking distance of Clifton on Dunsmore town centre (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study). A minor positive effect is therefore likely overall.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are nine bus stops within 600m to the south of this site. Therefore, a significant positive effect on this SA objective is likely.
15) Reduce all forms of pollution	--	This site is within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	---	The Disused Railway lies within the site to the north. Therefore, the development of this site could have a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies mostly within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is

SA Objectives	SA Score	Justification
		uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

#### S14/122 Land off Squires Road, Stretton-on-Dunsmore, CV23 9HF

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the edge of Stretton on Dunsmore which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	++	The site is within 400m of a doctor's surgery. In addition, there are eight areas of open space within walking distance (600m) to the south of the site. Therefore, a significant positive effect on this SA objective is likely. The site is not within or directly connected to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (1.83 ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are three bus stops within 600m to the south west of this site. There are no existing employment sites within 600m. However the site is within walking distance to the centre of Stretton on Dunsmore Main Rural Settlement. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative effect on this SA objective.
9) Use and manage land, energy, soil, mineral and water resources prudently	--	This site is on greenfield land, the majority of which is classed as being of grade 2 agricultural quality. Therefore a significant negative effect is likely on this SA objective.

SA Objectives	SA Score	Justification
and efficiently, and increase energy generated from renewables		
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	There are three bus stops within 600m to the south west of this site. There are no existing employment sites within 600m. However the site is also within walking distance of Stretton on Dunsmore town centre (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study). Therefore a minor positive effect is likely
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are three bus stops within 600m to the south of this site. Therefore, a significant positive effect on this SA objective is likely.
15) Reduce all forms of pollution	0/--	This site is not within the AQMA designated around Rugby which results in a negligible effect. However, the A45 (London Road) is approximately 350m north of the site, and this could lead to future residents being exposed to noise pollution, resulting in a significant negative effect. A mixed effect is therefore likely on this SA objective overall.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	The Asylum Farm Meadows Local Wildlife Site and the Stretton on Dunsmore Local Lidlife Site lie within 1km to the south of the site. The proximity of these designations may result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies mostly within the 'Dunsmore – Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.



<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

### **S14/125 Jackson Road**

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the edge Rugby town; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no existing healthcare facilities within 600m of this site. However, there are several areas of public open space within 600m, therefore a minor positive effect on this SA objective is likely. However, the site is within the AQMA that has been declared around Rugby town and vehicle movements to and from the site would contribute additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on the health of residents.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.32 ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are numerous bus stops within walking distance (600m) surrounding this site. There are no existing employment sites or a town centre within walking distance (600m). A minor positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	This site is on brownfield land; therefore development here is likely to have a significant positive effect on this SA objective.
9) Use and manage land, energy, soil, mineral and	0	This site is on brownfield land; therefore development here is likely to have a negligible effect on this SA objective.

SA Objectives	SA Score	Justification
water resources prudently and efficiently, and increase energy generated from renewables		objective.
10) Minimise waste and manage it sustainably	+	This site is on brownfield land; therefore development at this site may have a minor positive (+?) effect
11) Reduce the Borough's contribution to climate change	0	There are numerous bus stops within 600m of this site. There are no existing employment sites or a town centre within walking distance (600m). Therefore a negligible effect is likely.
12) Avoid, reduce and manage flood risk	0	This site is on brownfield land outside of flood zones 2 and 3; therefore development at this site is likely to have a negligible effect.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are numerous bus stops within 600m of this site. Therefore, a significant positive effect on this SA objective is likely.
15) Reduce all forms of pollution	--	This site is within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Approximately 420m to the north east of the site is Oxford Canal Meadows Local Wildlife Site and 430m to the north east of the site is Hillmorton Marsh Local Wildlife Site. Linnell Road Local Nature Reserve is also located approximately 430m north east of the site. This site is approximately 470m north of Old Cross Fields Local Wildlife Site and 550m to the south east of Abobots Farm Fields Local Wildlife Site. Hillmorton Ballast Pits Local Wildlife Site is approximately 980m to the south west. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	0?	This site lies within an area classed as 'urban' in the 2006 Landscape Assessment of the Borough of Rugby; therefore residential development at this site could have a negligible effect on this SA objective although this is

SA Objectives	SA Score	Justification
18) Maintain and where possible enhance the quality of townscapes	+	This site is on brownfield land and is small in size (0.32ha); therefore, a minor positive effect is likely.

#### S14/129 Hazlewood Close

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the edge of Dunchurch which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+ +/ -	There is a doctor's surgery approximately 500m to the north east of this site, as well as a number of open spaces within walking distance. A significant positive effect on this SA objective is therefore likely. However, the site is within the AQMA that has been declared around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.72 ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are nine bus stops within 600m to the west of this site. There are no existing employment sites within 600m. However the site is within walking distance to the centre of Dunchurch Main Rural Settlement. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative effect on this SA objective.

SA Objectives	SA Score	Justification
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	There are nine bus stops within 600m to the west of this site. There are no existing employment sites within 600m. However the site is also within walking distance of Dunchurch town centre (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study). Therefore a minor positive effect is likely
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are nine bus stops within 600m to the west of this site. There is also a national cycle route approximately 250m to the west. Therefore, a significant positive effect on this SA objective is likely.
15) Reduce all forms of pollution	--	The site is 150m north of the M45 major road. The site is also within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	This site is approximately 375m to the north east of the Draycote Water Local Wildlife Site and approximately 425m to the west of the Dunchurch Hall Meadow Local Wildlife Site. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies mostly within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of

SA Objectives	SA Score	Justification
		mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

### S14/130: Land to south of the A46, Tollbar

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	-	This site is not within either Rugby town, a Main Rural Settlement or a Local Needs Settlement, however there is one bus stop approximately 160m south of this site on the A45 (London Road). A minor negative effect is therefore likely for this SA objective overall.
3) Promote/improve health of the population and reduce health inequalities	-	This site is not within 600m of a healthcare facility or an area of open space; therefore a minor negative effect is likely. Moreover, this site is not within the AQMA designated around Rugby town, however it is directly linked via the A45 (London Road), and additional vehicles associated with this development would therefore contribute to additional emissions in this area which reinforces the minor negative effect on this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (19.19ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There is one bus stop approximately 160m south of this site on the A45 (London Road), however there are no existing employment sites or a town centre within walking distance (600m). A minor positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and	--?	This site is on greenfield land, the majority of which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective although this is uncertain depending on whether the site is

SA Objectives	SA Score	Justification
water resources prudently and efficiently, and increase energy generated from renewables		within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There is one bus stop approximately 160m south of this site on the A45 (London Road), however there are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land which is outside of flood zone 3; therefore a minor negative effect on this SA objective is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There is one bus stop approximately 160m south of this site on the A45 (London Road), and there is a local cycle route directly adjacent to the west. A minor positive effect is therefore likely for this SA objective.
15) Reduce all forms of pollution	--	This site is not within the AQMA designated around Rugby town, however it is directly linked via the A45 (London Road), and additional vehicles associated with this development would therefore contribute to additional emissions in this area, resulting in a significant negative effect. In addition, this site is directly adjacent to the A46 and approximately 80m north-east of the A45 (London Road), and this could result in future residents being exposed to noise pollution which reinforces the significant negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Willenhall Wood Local Nature Reserve is approximately 70m north of this site and this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	The majority of this site is within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.

SA Objectives	SA Score	Justification
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/134: Moat Farm, Barby Lane, Rugby, Warwickshire, CV21 4HQ

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Rugby town; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	This site is not within 600m of a healthcare facility, however there are a number of areas of open space within 600m to the north, north-east and east of the site (one of which is directly adjacent to the east), and this results in a minor positive effect. However, this site is within the AQMA designated around Rugby town and additional vehicles associated with this development would therefore contribute to additional emissions in this area resulting in a minor negative effect. Overall, a mixed effect is likely on this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.66ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are a number of bus stops within 600m to the north-west, north, and north east of this site on Crick Road and within Hillmorton. There are no existing employment sites or a town centre within walking distance (600m). A minor positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land,	-	This site is on greenfield land which is classed as grade 7 agricultural quality; therefore a minor negative effect is

SA Objectives	SA Score	Justification
energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables		likely for this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There is one bus stop approximately 160m south of this site on the A45 (London Road), however there are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land which is outside of flood zone 3; therefore a minor negative effect on this SA objective is likely overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are a number of bus stops within 600m to the north-west, north, and north east of this site on Crick Road and within Hillmorton. A significant positive effect is therefore likely for this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town and additional vehicles associated with this development would therefore contribute to additional emissions in this area resulting in a significant negative effect. This site is not directly adjacent to a major road or railway line which could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Old Cross Fields Local Wildlife Site is directly adjacent to the south of this site, and this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore – Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.



<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

**S14/135: Moat Farm, Barby Lane, Rugby, Warwickshire, CV22 5QT**

<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Rugby town; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	This site is not within 600m of a healthcare facility, however there are a number of areas of open space within 600m to the north, north-east, east and west of the site, and this results in a minor positive effect. However, this site is within the AQMA designated around Rugby town and additional vehicles associated with this development would therefore contribute to additional emissions in this area resulting in a minor negative effect. Overall, a mixed effect is likely on this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (15.25ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are a number of bus stops within 600m to the north-west, north, and north east of this site on Ashlawn Road, Crick Road and in and around Hillmorton. There are no existing employment sites or a town centre within walking distance (600m). A minor positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on mostly greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land,	--	This site is on mostly greenfield land, the majority of which is classed as grade 2 agricultural quality (however the

SA Objectives	SA Score	Justification
energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables		southern section of the site is on land which is classed as grade 3 agricultural quality and the northern part is classed as grade 7 agricultural quality); therefore a significant negative effect is likely for this SA objective overall.
10) Minimise waste and manage it sustainably	0	This site is on mostly greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are a number of bus stops within 600m to the north-west, north, and north east of this site on Ashlawn Road, Crick Road and in and around Hillmorton. There are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land, the majority of which is outside of flood zone 3 (although the southern part of the site is in a flood zone 3 area, however development in this area may be avoided). Overall, a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are a number of bus stops within 600m to the north-west, north, and north east of this site on Ashlawn Road, Crick Road and in and around Hillmorton. In addition, there is also a local cycle route approximately 450m north-west of the site. A significant positive effect is therefore likely for this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town and additional vehicles associated with this development would therefore contribute to additional emissions in this area resulting in a significant negative effect. This site is not directly adjacent to a major road or railway line which could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Old Cross Fields Local Wildlife Site is approximately 150m to the east of this site, and Kilsby Lane Meadow Local Wildlife Site is also approximately 420m to the east. The proximity of these designations could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the	-?	The majority of this site is within the 'Feldon - Vale Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall;

SA Objectives	SA Score	Justification
quality of landscapes		therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on mostly greenfield land, therefore a negligible effect is likely on this SA objective.

### S14/137: Lawford Road/Addison Road Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Rugby town; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	This site is not within 600m of a healthcare facility, however there are a number of areas of open space within 600m to the north, south and south-west and one site is directly adjacent to the west. This results in a minor positive effect. However, this site is within the AQMA designated around Rugby town and additional vehicles associated with this development would therefore contribute to additional emissions in this area resulting in a minor negative effect. Overall, a mixed effect is likely on this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.28ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are a number of bus stops within 600m to the north, north-east, east and south-west of this site, most of which are on the A428 (Lawford Road) and Addison Road. In addition, there are three existing employment sites within 600m, and these are approximately 190m to the west (Somers Road Industrial Estate), approximately 380m to the west (Paynes Lane Industrial Estate) and approximately 310m north-west (Rugby Cement Works). A significant positive effect is likely for this SA objective.

SA Objectives	SA Score	Justification
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	-	This site is on greenfield land which is classed as grade 7 agricultural quality; therefore a minor negative effect is likely for this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are a number of bus stops within 600m to the north, north-east, east and south-west of this site, most of which are on the A428 (Lawford Road) and Addison Road. In addition, there are three existing employment sites within 600m, and these are approximately 190m to the west (Somers Road Industrial Estate), approximately 380m to the west (Paynes Lane Industrial Estate) and approximately 310m north-west (Rugby Cement Works).. Overall, a minor positive effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are a number of bus stops within 600m to the north, north-east, east and south-west of this site, most of which are on the A428 (Lawford Road) and Addison Road. In addition, there is also a number of cycle paths within 600m of this site, and the closest is a national cycle network route approximately 130m north-east. A significant positive effect is therefore likely for this SA objective.
15) Reduce all forms of pollution	---	This site is within the AQMA designated around Rugby town and additional vehicles associated with this development would therefore contribute to additional emissions in this area resulting in a significant negative effect. This site is also directly adjacent to the A428 (Lawford Road), and this may result in future residents being exposed to noise pollution which reinforces the significant negative effect.

SA Objectives	SA Score	Justification
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Parkfield Road Verge Local Wildlife Site is directly adjacent to the west of this site and this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	0?	This site is within the 'urban' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby; therefore residential development at this site could have a negligible effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

### S14/143: Rugby Riding Club, Land South of Ashlawn Road, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Rugby town; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	This site is not within 600m of a healthcare facility, however there are a number of areas of open space within 600m to the north, east and west (including areas adjacent to the west and east) of the site, and one open space area is within this site. It is unknown at this stage whether this area of open space will be lost to development or incorporated into the design, however the proximity of the other areas of open space results in a minor positive effect overall. This site is within the AQMA designated around Rugby town and additional vehicles associated with this development would therefore contribute to additional emissions in this area resulting in a minor negative effect. Overall, a mixed effect is likely on this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (22.58ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
behaviour		
6) Promote/enhance a strong, stable and sustainable local economy	+	There are six bus stops within 600m to the north and north-east of this site and these are located on Ashlawn Road and in and around Hillmorton Paddock. In addition, there are no existing employment sites or a town centre within 600m; therefore a minor positive effect is likely for this SA objective overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--	This site is on greenfield land, the majority of which is classed as grade 2 agricultural quality (although the northern part of the site is classed as grade 7 agricultural quality); therefore a significant negative effect is likely for this SA objective overall.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are six bus stops within 600m to the north and north-east of this site and these are located on Ashlawn Road and in and around Hillmorton Paddock. In addition, there are no existing employment sites or a town centre within 600m. Overall, a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are six bus stops within 600m to the north and north-east of this site and these are located on Ashlawn Road and in and around Hillmorton Paddock. In addition, there is a local cycle route directly adjacent to the east of this site and this connects with the national cycle route which is directly adjacent to the north. A significant positive effect is therefore likely for this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town and additional vehicles associated with this development would therefore contribute to additional emissions in this area resulting in a significant negative

SA Objectives	SA Score	Justification
		effect. There are no major road or railway lines directly adjacent to this site that could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Ashlawn Cutting Local Nature Reserve and Local Wildlife Site is directly adjacent to the east of this site, and this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	The majority of this site is within the 'Dunsmore - Plataeu Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/145 Perkins Grove garage site, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the edge of Rugby town; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no existing healthcare facilities within 600m of this site. However, there are several areas of public open space within 600m, therefore a minor positive effect on this SA objective is likely. However, the site is within the AQMA that has been declared around Rugby town and vehicle movements to and from the site would contribute additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on the health of residents.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.32 ha) in size; therefore a minor positive effect is likely.

SA Objectives	SA Score	Justification
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are numerous bus stops within 600m of this site. There are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	This site is on brownfield land; therefore development here is likely to have a significant positive 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	This site is on brownfield land; therefore development here is likely to have a negligible effect on this SA objective.
10) Minimise waste and manage it sustainably	+?	This site is on brownfield land; therefore development at this site may have a minor positive (+?) effect
11) Reduce the Borough's contribution to climate change	0	There are numerous bus stops within 600m of this site. There are no existing employment sites or a town centre within walking distance (600m). Therefore a negligible effect is likely.
12) Avoid, reduce and manage flood risk	0	This site is on brownfield land outside of flood zones 2 and 3; therefore development at this site is likely to have a negligible effect.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are numerous bus stops within 600m to the west of this site. Therefore, a significant positive effect on this SA objective is likely.
15) Reduce all forms of pollution	--	This site is within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area.
16) Conserve and where	--?	The Linnell Road local Nature Reserve is approximately 180m to the north of the site. Therefore, the



SA Objectives	SA Score	Justification
possible enhance the Borough's biodiversity, flora and fauna		development of this site could have a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	0?	This site lies within an area classed as 'urban' in the 2006 Landscape Assessment of the Borough of Rugby; therefore residential development at this site could have a negligible effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development.
18) Maintain and where possible enhance the quality of townscapes	+	This site is on brownfield land and is small in size (0.25ha); therefore, a minor positive effect is likely.

### S14/146 Railway Terrace and Gas St Car Parks

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Rugby town; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+ +/-	There are two doctors' surgeries within 400m to the south east of the site. There are also numerous areas of open space within walking distance. A significant positive effect on this SA objective is therefore likely. However, the site is within the AQMA that has been declared around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (0.62 ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are numerous bus stops within 600m of this site. There are no existing employment sites within 600m. However the site is within walking distance to the centre of Rugby town. Overall, a significant positive effect is

SA Objectives	SA Score	Justification
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	This site is on brownfield land; therefore development here is likely to have a significant positive 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	This site is on brownfield land; therefore development here is likely to have a negligible effect on this SA objective.
10) Minimise waste and manage it sustainably	+?	This site is on brownfield land; therefore development at this site may have a minor positive (+?) effect
11) Reduce the Borough's contribution to climate change	+	There are numerous bus stops within 600m of this site. There are no existing employment sites within 600m. However the site is within walking distance to the centre of Rugby town. Therefore a minor positive effect is likely.
12) Avoid, reduce and manage flood risk	0	This site is on brownfield land outside of flood zones 2 and 3; therefore development at this site is likely to have a negligible effect.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are numerous bus stops within 600m of this site. In addition, there is a national cycle network link/open 230m west of the site, a local route 430m south west of the site and a national route 560m north of the site.
15) Reduce all forms of pollution	--	This site is within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Ashlawn Cutting Local Nature Reserve lies approximately 750m to the east of the site. The Rugby Leicester Railway, Section 1 – Eleven Arches lies 810m north of the site; Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity

SA Objectives	SA Score	Justification
17) Maintain and where possible enhance the quality of landscapes	0?	assets may exist within or near to the site.  This site lies within an area classed as 'urban' in the 2006 Landscape Assessment of the Borough of Rugby; therefore residential development at this site could have a negligible effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development.
18) Maintain and where possible enhance the quality of townscapes	+	This site is on brownfield land and is small in size (0.62ha); therefore, a minor positive effect is likely.

#### S14/148 Burnhams Farm, Church Lawford, CV23 9EE

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is on the edge of Church Lawford which is classed by the Council as a Local Needs Settlement; therefore a minor positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+	There are no existing healthcare facilities within 600m of this site. However, there is an area of public open space adjacent to the east of the site and six other smaller areas of open space within walking distance further east; therefore a minor positive effect on this SA objective is likely. The site is not within or directly connected to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This is a relatively large site (14.71ha) therefore a significant positive effect is considered likely for this objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are five bus stops within 600m of this site. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative effect on this SA objective.

SA Objectives	SA Score	Justification
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	---?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably		This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	0	There are five bus stops within 600m of this site. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a negligible effect is therefore likely.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land and the majority of the site is outside of flood zones 3a or 3b (with an area on the northern boundary within flood zone 3, although it may be possible to avoid developing in this area); therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are five bus stops within 600m of this site. Therefore, a significant positive effect on this SA objective is likely.
15) Reduce all forms of pollution	0	The site is not within or directly linked to an AQMA, and there are no major roads or rail links within the vicinity that could result in future residents being exposed to noise pollution. Therefore, a negligible effect is likely on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	---?	The site is adjacent to Church Lawford Meadows Local Wildlife Site and approximately 200m away from another fragment of that Local Wildlife Site. Therefore, the development of this site could have a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is

SA Objectives	SA Score	Justification
		uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

### S14/151 Lever Road, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the edge of Rugby town; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no existing healthcare facilities within 600m of this site. However, there is an area of public open space within the site and there are several other areas of public open space within 600m, therefore a minor positive effect on this SA objective is likely. However, the site is within the AQMA that has been declared around Rugby town and vehicle movements to and from the site would contribute additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on the health of residents.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (1.87 ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are numerous bus stops within 600m of this site. There are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	This site is on brownfield land; therefore development here is likely to have a significant positive effect on this SA objective.

SA Objectives	SA Score	Justification
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	0	This site is on brownfield land; therefore development here is likely to have a negligible effect on this SA objective.
10) Minimise waste and manage it sustainably	+?	This site is on brownfield land; therefore development at this site may have a minor positive (+?) effect
11) Reduce the Borough's contribution to climate change	0	There are numerous bus stops within 600m of this site. There are no existing employment sites or a town centre within walking distance (600m). Therefore a negligible effect is likely.
12) Avoid, reduce and manage flood risk	0	This site is on brownfield land outside of flood zones 2 and 3; therefore development at this site is likely to have a negligible effect.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are numerous bus stops within 600m of this site. Therefore, a significant positive effect on this SA objective is likely.
15) Reduce all forms of pollution	--	This site is within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Approximately 300m to the north east of the site is Oxford Canal Meadows Local Wildlife Site and 435m to the north east of the site is Hillmorton Marsh Local Wildlife Site This site is approximately 400m north of Old Cross Fields Local Wildlife Site and 510m to the south east of Abobots Farm Fields Local Wildlife Site. Hillmorton Ballast Pits Local Wildlife Site is approximately 980m to the south west. The Linnell Road Local Nature Reserve is approximately 480m north west of the site. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible	0?	This site lies within an area classed as 'urban' in the 2006 Landscape Assessment of the Borough of Rugby;

SA Objectives	SA Score	Justification
enhance the quality of landscapes		therefore residential development at this site could have a negligible effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development.
18) Maintain and where possible enhance the quality of townscapes	+	This site is on mostly brownfield land and is small in size (1.87ha); therefore, a minor positive effect is likely.

### S14/152 Land to the West of Dunchurch, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the edge of Dunchurch which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+ +/ -	There is a doctor's surgery approximately 420m to the north east of this site, as well as seven areas of open space within walking distance. A significant positive effect on this SA objective is therefore likely. However, the site is within the AQMA that has been declared around Rugby town, and additional vehicles associated with the development would therefore contribute to additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (5.98ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are twelve bus stops within 600m to the west of this site. There are no existing employment sites within 600m. However the site is within walking distance to the centre of Dunchurch Main Rural Settlement. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative effect on this SA objective.

SA Objectives	SA Score	Justification
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	There are twelve bus stops within 600m to the west of this site. There are no existing employment sites within 600m. However the site is also within walking distance of Dunchurch town centre (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study). Therefore a minor positive effect is likely
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are twelve bus stops within 600m to the west of this site. Therefore, a significant positive effect on this SA objective is likely.
15) Reduce all forms of pollution	--	This site is within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The site is within 250m of the Draycote Water Local Wildlife Site. Therefore, the development of this site could have a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies almost entirely within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of



SA Objectives	SA Score	Justification
		mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

### S14/153: The Yard, Kirby Cottage Farm, Rear of 31 Coventry Road, Pailton, Rugby, Warwickshire, CV23 0QD

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is in Pailton which is a Local Needs Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	This site is not within 600m of a healthcare facility, however there are three areas of open space within 600m, two of which are to the north-west and one of which is to the east, and this results in a minor positive effect. This site is not within the AQMA designated around Rugby town but is directly linked via the B4112, and additional vehicles associated with this development would therefore contribute to additional emissions in this area resulting in a minor negative effect. Overall, a mixed effect is likely on this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (2.93ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are four bus stops within 600m of this site, and these are to the north and east and within Pailton. In addition, there are no existing employment sites or a town centre within 600m; therefore a minor positive effect is likely for this SA objective overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration	-	This site is on mostly greenfield land; therefore a minor negative effect on this SA objective is likely.

SA Objectives	SA Score	Justification
of urban areas		
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on mostly greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective overall, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on mostly greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are four bus stops within 600m of this site, and these are to the north and east and within Pailton. In addition, there are no existing employment sites or a town centre within 600m. Overall, a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land outside of flood zone 3; therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (heritage assets); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are four bus stops within 600m of this site, and these are to the north and east and within Pailton. A significant positive effect is therefore likely for this SA objective.
15) Reduce all forms of pollution	--	This site is not within the AQMA designated around Rugby town but is directly linked via the B4112, and additional vehicles associated with this development would therefore contribute to additional emissions in this area resulting in a significant negative effect. There are no major road or railway lines directly adjacent to this site that could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	There are a number of biodiversity designations within 1km of this site, including Pailton Fields Local Wildlife Site (approximately 410m north-east), Street Ashton Local Wildlife Site (approximately 990m north-west), Spoinkop Local Wildlife Site (approximately 680m south-west) and Newbold Revel Woodlands Local Wildlife Site (approximately 750m south-west). The proximity of this site to these designations could result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.

SA Objectives	SA Score	Justification
17) Maintain and where possible enhance the quality of landscapes	--?	This site is within the 'High Cross Plateau – Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity overall; therefore residential development at this site could have a significant negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on mostly greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/154: Land adjacent to Brookside, Stretton on Dunsmore, CV23 9TR

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Stretton on Dunsmore which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	++	There is a doctors surgery approximately 40m north-east of this site, and there are four areas of open space within 600m south, west, north-west and east which results in a significant positive effect on this SA objective. This site is not within or directly linked with the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.45ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are three bus stops within 600m of this site, two of which are directly adjacent to the south on Brookside Street and one of which is approximately 300m north on School Lane. There are no existing employment sites within 600m but Stretton on Dunsmore town centre is within walking distance (600m). A significant positive effect is therefore likely for this SA objective.
7) Promote the vitality and	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
viability of the town centre		
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective overall, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are three bus stops within 600m of this site, two of which are directly adjacent to the south on Brookside Street and one of which is approximately 300m north on School Lane. There are no existing employment sites within 600m but Stretton on Dunsmore town centre is within walking distance (600m). Overall, a minor positive effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (both conservation areas and heritage assets); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are three bus stops within 600m of this site, two of which are directly adjacent to the south on Brookside Street and one of which is approximately 300m north on School Lane. A significant positive effect is therefore likely for this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked with the AQMA designated around Rugby town resulting in a negligible effect. However this site is surrounded by existing residential properties, and it is likely that owners of these properties would be exposed to noise pollution during construction of this site, which results in a significant negative effect. Overall, a mixed effect is likely for this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity,	--?	Stretton on Dunsmore Fields Local Wildlife Site is approximately 220m south of this site; therefore this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets

SA Objectives	SA Score	Justification
flora and fauna		may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore – Plataeu Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/155: Land to North of Lower Farm, Brandon Lane

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	--	This site is not within either Rugby town, a Main Rural Settlement or a Local Needs Settlement, and there are no public transport links within 600m; therefore a significant negative effect is therefore likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however there are three areas of open space within 600m to the north-east, east and south-east which results in a minor positive effect. This site is not within the AQMA designated around Rugby town, however it is directly linked to this area via the A46/A45, and additional vehicles associated with this development will therefore contribute to additional emissions in this area, resulting in a minor negative effect. Overall, a mixed effect is likely overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (26.45ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	-	There are no public transport links within 600m of this site or an existing employment site or town centre. A minor negative effect is therefore likely for this SA objective.

SA Objectives	SA Score	Justification
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective overall, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	--	There are no public transport links within 600m of this site, neither is there an existing employment site or town centre. A significant negative effect is likely for this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	-	There are no sustainable transport links within 600m of this site; therefore a minor negative effect is likely for this SA objective.
15) Reduce all forms of pollution	--	This site is not within the AQMA designated around Rugby town, however it is directly linked to this area via the A46/A45, and additional vehicles associated with this development will therefore contribute to additional emissions in this area, resulting in a significant negative effect. In addition, this site is directly adjacent to the A46 and future residents may be exposed to noise pollution, which reinforces the significant negative effect on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The Pools, Black Spinney and Long Spinney Local Wildlife Site is directly adjacent to the east of this site. In addition, Railway Verge Local Wildlife Site is approximately 100m north-east, Willenhall Wood Local Nature Reserve is approximately 130m north-west, Grassland West of Piles Coppice Local Wildlife Site is approximately 170m north-east, Grassland Local Wildlife Site is approximately 170m south-east and Herald Way Marsh SSSI is approximately 130m north of the site. The proximity of these designations to this site could result in a significant

SA Objectives	SA Score	Justification
		negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/156: Land to South of Lower Farm, Brandon Lane

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	-	This site is not within either Rugby town, a Main Rural Settlement or a Local Needs Settlement, however there are two bus stops within walking distance (600m), one of which is approximately 400m west on the A45 (London Road), and one of which is 250m south on the A423 (Oxford Road). A minor negative effect is therefore likely overall for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	-	There are no healthcare facilities or areas of open space within 600m of this site, which results in a minor negative effect. In addition, this site is not within the AQMA designated around Rugby town, however it is directly linked to this area via the A45 (London Road), and additional vehicles associated with this development will therefore contribute to additional emissions in this area. This reinforces the minor negative effect on this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (27.43ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local	++	There are two bus stops within walking distance (600m), one of which is approximately 400m west on the A45 (London Road), and one of which is 250m south on the A423 (Oxford Road). There is also an employment site

SA Objectives	SA Score	Justification
economy		approximately 140m to the south (former Peugeot site). A significant positive effect is therefore likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective overall, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are two bus stops within walking distance (600m), one of which is approximately 400m west on the A45 (London Road), and one of which is 250m south on the A423 (Oxford Road). There is also an employment site approximately 140m to the south (former Peugeot site). A minor positive effect is likely for this SA objective.
12) Avoid, reduce and manage flood risk	--	This site is on greenfield land, the majority of which is within a flood zone 3 area; therefore a significant negative effect is likely for this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are two bus stops within walking distance (600m), one of which is approximately 400m west on the A45 (London Road), and one of which is 250m south on the A423 (Oxford Road). There is also a local cycle route approximately 540m west of the site; therefore a significant positive effect is likely for this SA objective.
15) Reduce all forms of pollution	--	This site is not within the AQMA designated around Rugby town, however it is directly linked to this area via the A45 (London Road), and additional vehicles associated with this development will therefore contribute to additional emissions in this area, resulting in a significant negative effect. In addition, this site is approximately 90m north-east of the A45 (London Road) and future residents may be exposed to noise pollution, which reinforces the significant negative effect on this SA objective.



SA Objectives	SA Score	Justification
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The Pools, Black Spinney and Long Spinney Local Wildlife Site is approximately 240m north-east of this site. The proximity of the site to this designation could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	The majority of this site is within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/157: Land off Brookside, Stretton on Dunsmore

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Stretton-on-Dunsmore which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study. Therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	++	There is a doctors surgery directly adjacent to the east of this site, and there are also four areas of open space within 600m north-west, west, south-west and east of the site which results in a significant positive effect. This site is not within or directly linked with the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (1.31ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local	++	There are three bus stops within 600m of this site, two of which are approximately 70m south of the site on Brookside Street and one of which is approximately 90m north on School Lane. There are no existing employment

SA Objectives	SA Score	Justification
economy		sites within 600m but Stretton on Dunsmore town centre is within walking distance (600m). A significant positive effect is therefore likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on mostly greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on mostly greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective overall, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on mostly greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are three bus stops within 600m of this site, two of which are approximately 70m south of the site on Brookside Street and one of which is approximately 90m north on School Lane. There are no existing employment sites within 600m but Stretton on Dunsmore town centre is within walking distance (600m). A minor positive effect is likely for this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land outside flood zone 3 area; therefore a minor negative effect is likely for this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (both conservation areas and heritage assets); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are three bus stops within 600m of this site, two of which are approximately 70m south of the site on Brookside Street and one of which is approximately 90m north on School Lane; therefore a significant positive effect is likely for this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked with the AQMA designated around Rugby town resulting in a negligible effect. However this site is surrounded by existing residential properties, and it is likely that owners of these properties would be exposed to noise pollution during construction of this site, which results in a significant negative effect. Overall, a mixed effect is likely for this SA objective.

SA Objectives	SA Score	Justification
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Stretton on Dunsmore Fields Local Wildlife Site is approximately 240m south of this site; therefore this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore – Plataeu Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on mostly greenfield land, therefore a negligible effect is likely on this SA objective.

#### S14/158: Land adjacent to Barnacle Village Hall, The Compound, Lower Road, Barnacle, CV7 9LD

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is in Barnacle which is a Local Needs Settlement as identified in the Rugby Borough Council Rural Sustainability Study. Therefore a minor positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+	There are no healthcare facilities within 600m of this site, however, there are four areas of open space within close proximity to the west, which results in a minor positive effect for this SA objective. This site is not in or directly linked to the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.11ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local	+	There are two bus stops directly adjacent to the south of this site on Lower Road. There are no existing employment sites or town centres within walking distance (600m). A minor positive effect is therefore likely for

SA Objectives	SA Score	Justification
economy		this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on mostly greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on mostly greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective overall, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on mostly greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are two bus stops directly adjacent to the south of this site on Lower Road. There are no existing employment sites or town centres within walking distance (600m). A negligible effect is therefore likely for this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land outside flood zone 3 area; therefore a minor negative effect is likely for this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There are two bus stops directly adjacent to the south of this site on Lower Road; therefore a minor positive effect is likely for this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked with the AQMA designated around Rugby town resulting in a negligible effect. However this site is surrounded by existing residential properties, and it is likely that owners of these properties would be exposed to noise pollution during construction of this site, which results in a significant negative effect. Overall, a mixed effect is likely for this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity,	-?	Shilton Railway Local Wildlife Site is approximately 720m north-east of this site, and Barnacle Wood Local Wildlife Site is approximately 760m south-east. The proximity of these designations could result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result

SA Objectives	SA Score	Justification
flora and fauna		in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	--?	This site is within the 'High Cross Plateau – Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity overall; therefore residential development at this site could have a significant negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on mostly greenfield land, therefore a negligible effect is likely on this SA objective.

### S14/159: Land to south of Brownsover Road, Newbold, Rugby

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Rugby; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however, there are a number of areas of open space within 600m south and south-west, which results in a minor positive effect. However, this site is within the AQMA designated around Rugby town, therefore additional vehicles associated with this development would contribute to additional emissions in this area, resulting in a minor negative effect. Overall, a mixed effect is likely for this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (5.08ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local	++	There are numerous bus stops within 600m and surrounding this site. In addition, there are a number of existing employment sites within 600m, including Glebe Farm Industrial Estate (directly adjacent to the east), Swift Park

SA Objectives	SA Score	Justification
economy		(approximately 570m east), Swift Valley Industrial Estate (approximately 200m north-east) and Midland Trading Estate (approximately 160m south-east). There are no town centres within walking distance (600m). Overall, a significant positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective overall, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are numerous bus stops within 600m and surrounding this site. In addition, there are a number of existing employment sites within 600m, including Glebe Farm Industrial Estate (directly adjacent to the east), Swift Park (approximately 570m east), Swift Valley Industrial Estate (approximately 200m north-east) and Midland Trading Estate (approximately 160m south-east). There are no town centres within walking distance (600m). A minor positive effect is therefore likely for this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside flood zone 3 area; therefore a minor negative effect is likely for this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (heritage assets); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are numerous bus stops within 600m and surrounding this site, and there are a number of cycle paths within 600m, one of which is a national route and is directly adjacent to the east. A significant positive effect is therefore likely for this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town, therefore additional vehicles associated with this development would contribute to additional emissions in this area, resulting in a significant negative effect. There

SA Objectives	SA Score	Justification
		are no major roads or railway lines within close proximity of this site which could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	There are a number of biodiversity designations within close proximity of this site, including Oxford Canal Local Wildlife Site (directly adjacent to the south), Newbold Quarry Park Local Nature Reserve and Local Wildlife Site (directly adjacent to the south), a disused railway Local Wildlife Site (approximately 50m to the east) and Rugby-Leicester Railway Local Wildlife Site (approximately 90m south-east). The proximity of these designations could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'High Cross Plateau – Open Plateau' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land, therefore a negligible effect is likely on this SA objective.

### SO03: Victoria House, 50 Albert Street, Rugby, CV21 2 RH

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Rugby town; therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	++/-	There are five doctors surgeries within 600m of this site, one of which is to the north-east, two of which are to the south-west and two of which are to the south-east. In addition, there are several areas of open space within 600m west, south-west and north-east of the site, which results in a significant positive effect. However, this site is within the AQMA designated around Rugby town, and additional vehicles associated with this development would therefore contribute to additional emissions in this area, resulting in a minor negative effect. Overall, a mixed effect is likely for this SA objective.
4) Provide affordable and	+	This site is small (0.28ha) in size; therefore a minor positive effect is likely.

SA Objectives	SA Score	Justification
decent housing, which meets the needs of the Borough		
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are numerous bus stops within 600m and surrounding this site, most of which are to the south. Rugby train station is also approximately 540m north-east. There are no existing employment sites within 600m, however Rugby town centre is approximately 600m south-west of the site. Overall, a significant positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	This site is on brownfield land; therefore a significant positive effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	0	This site is on brownfield land; therefore a negligible effect is likely for this SA objective.
10) Minimise waste and manage it sustainably	+?	This site is on brownfield land and there may be good opportunities for using existing buildings and materials resulting in a minor positive effect, although this is uncertain depending on the previous use of the site.
11) Reduce the Borough's contribution to climate change	+	There are numerous bus stops within 600m and surrounding this site, most of which are to the south. Rugby train station is also approximately 540m north-east. There are no existing employment sites within 600m, however Rugby town centre is approximately 600m south-west of the site. A minor positive effect is therefore likely for this SA objective.
12) Avoid, reduce and manage flood risk	0	This site is on brownfield land outside flood zone 3 area; therefore a negligible effect is likely for this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (conservation areas); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.



SA Objectives	SA Score	Justification
14) Promote a sustainable and accessible transport network	++	There are numerous bus stops within 600m and surrounding this site, most of which are to the south. Rugby train station is also approximately 540m north-east, and there are a number of cycle paths within 600m north, west and south-west, the closest of which is a national cycle route link approximately 290m to the west. A significant positive effect is therefore likely for this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town, therefore additional vehicles associated with this development would contribute to additional emissions in this area, resulting in a significant negative effect. There are no major roads or railway lines within close proximity of this site which could result in future residents being exposed to noise pollution, however the site is surrounded by existing residential properties, and it is likely that owners of these properties will be exposed to noise pollution during construction, and this reinforces the significant negative effect on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Rugby – Leicester Railway Local Wildlife Site is approximately 630m north, Rugby-Leamington Disused Railway Local Wildlife Site is approximately 920m north-west and Ashlawn Cutting Local Nature Reserve and Local Wildlife Site is approximately 810m to the east. The proximity of these designations could result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	0?	This site is within the 'urban' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby; therefore residential development at this site could have a negligible effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	+	This site is small (0.28ha) and on brownfield land, therefore a minor positive effect is likely on this SA objective.

**S033: Home Farm, Thurmill Road, Long Lawford, CV23 9BX**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections	++	This site is in Long Lawford which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a significant positive effect is likely for this SA objective.

SA Objectives	SA Score	Justification
of the community		
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however there are a number of areas of open space within 600m south-west and east, which results in a minor positive effect. However, this site is within the AQMA designated around Rugby town, and additional vehicles associated with this development would therefore contribute to additional emissions in this area, resulting in a minor negative effect. Overall, a mixed effect is likely for this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (23.36ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are numerous bus stops within 600m south-west and west of this site and these are in and around Long Lawford. In addition, Rugby Cement Works employment site is approximately 430m south-east, and Long Lawford (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study) town centre is approximately 600m south-west. Overall, a significant positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on mostly greenfield land; therefore a minor negative effect is likely overall.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land, the majority of which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective overall, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on mostly greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	++	There are numerous bus stops within 600m south-west and west of this site and these are in and around Long Lawford. In addition, Rugby Cement Works employment site is approximately 430m south-east, and Long Lawford (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study) town centre is approximately 600m south-west. Overall, a significant positive effect is likely for this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land, the majority of which is outside flood zone 3 area, however the eastern part of the site is within a flood zone 3 area (although development in this area could be avoided). A minor negative

SA Objectives	SA Score	Justification
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	effect is likely for this SA objective overall. The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are numerous bus stops within 600m south-west and west of this site and these are in and around Long Lawford. In addition, there is a national cycle route link approximately 440m south of this site, and this links in with a wider cycle path network. A significant positive effect is therefore likely for this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town, therefore additional vehicles associated with this development would contribute to additional emissions in this area, resulting in a significant negative effect. There is a railway line approximately 120m east of this site, and this could result in future residents being exposed to noise pollution, which reinforces the significant negative effect.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Newbold Limestone Local Wildlife Site is approximately 220m to the east and this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on mostly greenfield land; therefore a negligible effect is likely for this SA objective.

### S035: Land adjacent to 15 Parkfield Road, Newbold on Avon

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Rugby town, therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no healthcare facilities within 600m of this site, however there are a number of areas of open space within 600m and surrounding this site, which results in a minor positive effect. However, this site is within the AQMA designated around Rugby town, and additional vehicles associated with this development would therefore contribute to additional emissions in this area, resulting in a minor negative effect. Overall, a mixed effect is likely for this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (0.49ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are numerous bus stops within 600m to the north, south-west and south-east and these are in and around Newbold on Avon, although there are no employment sites or town centres within walking distance (600m). Overall, a minor positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect is likely overall.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	-	This site is on greenfield land which is classed as grade 7 agricultural quality; therefore a minor negative effect is likely for this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are numerous bus stops within 600m to the north, south-west and south-east and these are in and around Newbold on Avon, although there are no employment sites or town centres within walking distance (600m). Overall, a negligible effect is likely for this SA objective.

SA Objectives	SA Score	Justification
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land which is outside a flood zone 3 area, however a flood zone 3 area is directly adjacent to the north and east of the site. A minor negative effect is likely for this SA objective overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are numerous bus stops within 600m to the north, south-west and south-east and these are in and around Newbold on Avon. In addition, there is a national cycle route link approximately 550m south of this site, and this links in with a wider cycle path network. A significant positive effect is therefore likely for this SA objective.
15) Reduce all forms of pollution	--	This site is within the AQMA designated around Rugby town, therefore additional vehicles associated with this development would contribute to additional emissions in this area, resulting in a significant negative effect. There are no major road or railway lines directly adjacent to this site which could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Oxford Canal Local Wildlife Site is approximately 250m north of this site, and Newbold Quarry Park Local Nature Reserve and Local Wildlife Site is approximately 220m to the east. The proximity of this site to these designations could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	0?	This site is within the 'urban' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby; therefore residential development at this site could have a negligible effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely for this SA objective.

### S039: West Farm, Brinklow, Coventry, CV23 7DZ

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
exclusion		
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Brinklow which is a Main Rural Settlement as identified by the Rugby Borough Council Rural Sustainability Study, therefore a significant positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	++	There is a doctors surgery approximately 290m north of this site and there are a number of areas of open space within 600m to the north and west which results in a significant positive effect. This site is not in or directly linked with the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (2.91ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are six bus stops within 600m to the north-west, and Brinklow town centre is within walking distance (600m). Overall, a significant positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on mostly greenfield land; therefore a minor negative effect is likely overall.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on mostly greenfield land, the majority of which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective overall, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on mostly greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are six bus stops within 600m to the north-west, and Brinklow town centre is within walking distance (600m). Overall, a minor positive effect is likely for this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land which is outside a flood zone 3 area; therefore a minor negative effect is likely for this SA objective.
13) Conserve and enhance the	-?	The likely impacts of the residential site options have been considered by Rugby Borough Council as part of the site

SA Objectives	SA Score	Justification
historic environment, heritage assets and their settings.		assessment process, with sites being classed as either red, amber or green in terms of their potential for effects on the historic environment. This site was classed as amber because there is considered to be potential for some impacts on the historic environment (conservation areas); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are six bus stops within 600m to the north-west; therefore a significant positive effect is likely for this SA objective.
15) Reduce all forms of pollution	0	This site is not in or directly linked with the AQMA designated around Rugby town or directly adjacent to a major road or railway line which could result in future residents being exposed to noise pollution. A negligible effect is therefore likely for this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	Brinklowe Canal Local Wildlife Site is partially within and directly adjacent to this site, and this could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on mostly greenfield land; therefore a negligible effect is likely for this SA objective.

#### S042: School Street, Wolston, CV8 3FY

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is in Wolston which is a Main Rural Settlement as identified by the Rugby Borough Council Rural Sustainability Study, therefore a significant positive effect is likely for this SA objective.

SA Objectives	SA Score	Justification
3) Promote/improve health of the population and reduce health inequalities	++	There is a doctors surgery approximately 240m west of this site and there are a number of areas of open space within 600m to the north and west which results in a significant positive effect. This site is not in or directly linked with the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (2.83ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are eleven bus stops within 600m to the north, north-west and west of this site and these are in and around Wolston. There are no employment sites within 600m, however Walston (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study) town centre is approximately 270m to the west. Overall, a significant positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect is likely overall.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective overall, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	+	There are eleven bus stops within 600m to the north, north-west and west of this site and these are in and around Wolston. There are no employment sites within 600m, however Walston (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study) town centre is approximately 270m to the west. A minor positive effect is likely for this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land which is outside a flood zone 3 area; therefore a minor negative effect is likely for this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential for some



SA Objectives	SA Score	Justification
settings.		impacts on the historic environment (heritage assets); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are eleven bus stops within 600m to the north, north-west and west of this site and these are in and around Wolston; therefore a significant positive effect is likely for this SA objective.
15) Reduce all forms of pollution	0	This site is not in or directly linked with the AQMA designated around Rugby town or directly adjacent to a major road or railway line which could result in future residents being exposed to noise pollution. A negligible effect is therefore likely for this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	There are a number of biodiversity designations within 1km of this site including Sally's Hole Local Wildlife Site (approximately 350m north), The Plantation Local Wildlife Site (approximately 500m west) and Wolston Gravel Pit SSSI (approximately 810m south-west). The proximity of the site to these designations could result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely for this SA objective.

#### S043: Bourton Glebe, Land at Draycote, Draycote, Warwickshire

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	-	This site is not within either Rugby town, a Main Rural Settlement or a Local Needs Settlement, however there is one bus stop approximately 430m north in Draycote. Overall, a minor negative effect on this SA objective is likely.

SA Objectives	SA Score	Justification
3) Promote/improve health of the population and reduce health inequalities	+	There are no healthcare facilities within 600m of this site, however there are two large areas of open space directly adjacent to the east, one of which is partially within this site (it is recognised that this part of open space could be lost or incorporated into the design of the development). This results in a minor positive effect. This site is not in or directly linked to the AQMA designated around Rugby town.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (62.87ha) in size; therefore a significant positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There is one bus stop approximately 430m north in Draycote, although there are no existing employment sites or town centres within 600m; therefore a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect is likely overall.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land, the majority of which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective overall, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	There is one bus stop approximately 430m north in Draycote, although there are no existing employment sites or town centres within 600m; therefore a negligible effect is likely overall.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land, the majority of which is outside a flood zone 3 area (although the southern part of the site is within a flood zone 3 area and the northern part of the site is directly adjacent to a flood zone 3 area). However, a minor negative effect is likely for this SA objective overall.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to

SA Objectives	SA Score	Justification
		incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There is one bus stop approximately 430m north in Draycote. There is also a local cycle route (which travels around Draycote Water) directly adjacent to the east and a national cycle route is approximately 380m to the north. Therefore a significant positive effect is likely for this SA objective.
15) Reduce all forms of pollution	0	This site is not in or directly linked with the AQMA designated around Rugby town or directly adjacent to a major road or railway line which could result in future residents being exposed to noise pollution. A negligible effect is therefore likely for this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	There are a number of biodiversity designations within 250m of this site, including Draycote Water Local Wildlife Site (directly adjacent to the east) and River Leam Meadow Local Wildlife Site (directly adjacent to the west). The proximity of the site to these designations could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	The majority of this site is within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely for this SA objective.

#### **S046: Grandborough Glebe, Land at Sawbridge, Sawbridge, Warwickshire**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site is on the outskirts of Grandborough which is a Local Needs Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect is likely overall.
3) Promote/improve health of the population and reduce	+	There are no healthcare facilities within 600m of this site, however there is one area of open space approximately 400m south-east. This results in a minor positive effect. This site is not in or directly linked to the AQMA

SA Objectives	SA Score	Justification
health inequalities		
4) Provide affordable and decent housing, which meets the needs of the Borough	+	designated around Rugby town. This site is relatively small (8.25ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are two bus stops approximately 490m south-east and within Sawbridge, however there are no employment sites or town centres within 600m. Therefore a minor positive effect is likely for this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore a minor negative effect is likely overall.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	-	This site is on greenfield land, the majority of which is classed as grade 4 agricultural quality, although the southern part of the site extends into grade 3 agricultural quality land. Overall, however, a minor negative effect is likely for this SA objective.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are two bus stops approximately 490m south-east and within Sawbridge, however there are no employment sites or town centres within 600m. Therefore a negligible effect is likely for this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land, the majority of which is outside a flood zone 3 area (although the far north-eastern part of the site is within a flood zone 3 area). Overall, however, a minor negative effect is likely for this SA objective as it may be possible to avoid developing in the north-eastern part of this site.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and	+	There are two bus stops approximately 490m south-east and within Sawbridge, however there are no other

SA Objectives	SA Score	Justification
accessible transport network		sustainable transport links within walking distance (600m). Therefore a minor positive effect is likely for this SA objective.
15) Reduce all forms of pollution	0	This site is not in or directly linked with the AQMA designated around Rugby town or directly adjacent to a major road or railway line which could result in future residents being exposed to noise pollution. A negligible effect is therefore likely for this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	There are a number of biodiversity designations within 250m of this site, including Osier Meadow Local Wildlife Site (directly adjacent to the north), Permanent Pasture Local Wildlife Site (approximately 150m north) and Willoughby Fields Local Wildlife Site (approximately 150m east). The proximity of the site to these designations could result in a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is within the 'Feldon – Vale Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity overall; therefore residential development at this site could have a minor negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely for this SA objective.

### S052 Land at the Locks, Hillmorton

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site comprising of three parcels of land (S052, S052a or S052b) is located within Rugby town and therefore a significant positive effect is likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+/-	All the three parcels of land (S052, S052a or S052b) are within walking distance (600m) six areas of open spaces to the south; however there are no healthcare facilities within walking distance of any of the three parcels of land. Overall a minor positive effect is likely. The three parcels of land however lies in an AQMA and therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that

SA Objectives	SA Score	Justification
		area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	-	The total area for the three parcels of land (S052, S052a or S052b) is relatively small (9.06ha) and therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are a number of bus stops in Hillmorton; parcel S052 is within walking distance (600m) of 16, site S052a is within walking distance of 21 and site S052b is within walking distance of 18. However the site does not lie within an employment site, Rugby town centre or the centre of a Main Rural Settlement. Overall therefore, a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The three parcels of land (S052, S052a or S052b) lies on greenfield land and therefore a minor negative 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	-	According to the Agricultural Land Classification, the three parcels of land (S052, S052a or S052b) lies on Grade 4 quality land. Therefore a minor negative effect is likely.
10) Minimise waste and manage it sustainably	0	This three parcels of land (S052, S052a or S052b) are on greenfield land and therefore is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	0	There are a number of bus stops in Hillmorton and site S052 is within walking distance (600m) of 16, site S052a is within walking distance of 21 and site S052b is within walking distance of 18. However the site does not lie within an employment site, Rugby town centre or the centre of a Main Rural Settlement. Overall therefore, a minor positive effect is likely. Overall there is likely to be a negligible effect on this SA objective.
12) Avoid, reduce and manage flood risk	-	The three parcels of land (S052, S052a or S052b) lies on greenfield land and outside of flood zones 3a and 3b therefore a minor negative effect is likely. However the north east boundary of parcel S052a lies adjacent to flood zone 2 (Clifton Brook).
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. The three parcels of land (S052, S052a or S052b) are classed as amber because there is considered to be some potential impact on the historic environment – specifically concerning

SA Objectives	SA Score	Justification
		the conservation areas; therefore the three parcels of land (S052, S052a or S052b) are most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There are a number of bus stops in Hillmorton; parcel S052 is within walking distance (600m) of 16, site S052a is within walking distance of 21 and site S052b is within walking distance of 18. However the site does not lie within an employment site, Rugby town centre or the centre of a Main Rural Settlement. However there are no cycle paths or railway stations within walking distance (600m) of the three parcels of land (S052, S052a or S052b). Overall, there is likely to be a significant positive effect on this SA objective.
15) Reduce all forms of pollution	--	The three parcels of land (S052, S052a or S052b) are within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. Additionally, the southern boundary of parcel S052b is adjacent to a railway line therefore a likely significant negative effect is also identified as railway line could have negative effects in relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--	All three parcels of land are situated on Local Wildlife Sites; parcel S052 is located on Hillmorton Radio Station and both parcels S052a and S052b are located on Oxford Canal Meadows. Additionally, Oxford Canal Local Wildlife Site is adjacent to S052s southern boundary and S052a northern boundary. To the north west of the three parcels of land are; Grassland near Hillmorton Locks Local Wildlife Site (approximately 170m), Hill Morton Marsh Locks Local Wildlife Site (approximately 370m), Abbots Farm Local Wildlife Site (approximately 750m) and Linnell Road Local Nature Reserve (approximately 750m). To the south east of the three land parcels are; Hillmorton Ballast Pits Local Wildlife Site (approximately 370m), Hillmorton Sand Pit Local wildlife Site (approximately 980m) and a local geological site (approximately 980m). Overall therefore, a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	--?	The majority of the parcel S052 lies within the 'Feldon - Ironstone Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity due to the high visibility of the unwooded, rolling landform. Parcels S052a and S052b and the southern section of parcel S052 are within 'Feldon - Vale Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity. Overall, the residential development at this site could have a significant negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of	0	The three parcels of land (S052, S052a or S052b) are on greenfield land and therefore a negligible effect is

SA Objectives	SA Score	Justification
townscapes		likely.

### S056 Bourton Road, Birdingbury, Manor Farm, Frankton

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	This site lies on the periphery of Frankton, which Rugby Borough Council have classified as a Local Needs Settlement, therefore a minor positive effect is likely for this SA objective.
3) Promote/improve health of the population and reduce health inequalities	+	There are two open spaces within walking distance of the site (600m); however there are health facilities within walking distance. Overall a minor positive effect is likely for this SA objective. The
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is located in Frankton, which Rugby Borough Council have classified as a Local Needs Settlement, therefore a minor positive effect is likely for this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are two bus stops approximately 300m north east of the site on Bourton Road. However there are no sites of employment, Rugby town centre, or a centre of a Main Rural Settlement within walking distance (600) of the site. Overall, a minor positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site is on greenfield land and therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.



SA Objectives	SA Score	Justification
11) Reduce the Borough's contribution to climate change	0	There are two bus stops approximately 300m north east of the site on Bourton Road. However there are no sites of employment, Rugby town centre, or a centre of a Main Rural Settlement within walking distance (600) of the site. Overall, a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	There are two bus stops approximately 300m north east of the site on Bourton Road. However there are no railway stations or cycle paths within walking distance (600m) of the site. Overall, a minor positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	Frankton Meadows, a Local Wildlife Site lies approximately 220m south west of the site and Rugby-Leamington Disused railway Local Wildlife Site is located approximately 920m to the south east of the site. Overall therefore, a minor negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Plateau Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	The site lies on greenfield land and therefore a negligible effect is likely.

### S057 The Manor House, Stretton-on-Dunsmore, Warwickshire

#### SA Objectives SA Score Justification

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is at Stretton on Dunsmore which is classed by the Council as a Main Rural Settlement; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	++	There is a doctor's surgery approximately 250m to the east of this site on Brookside, and there is an outdoor sports facility approximately 50m north west of the site as well as a number of other open spaces within walking distance. A significant positive effect on this SA objective is therefore likely. The site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (1.58ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are three bus stops within 600m to the east of this site, within Stretton on Dunsmore. Additionally, the centre of Stretton on Dunsmore (a Main Rural Settlement) is approximately 170m to the east of the site. However, there are no existing employment sites within walking distance (600m). Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	---?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	Aside from some development in the south eastern corner of the site, this site is mainly on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	There are three bus stops within 600m to the east of this site, within Stretton on Dunsmore. Additionally, the centre of Stretton on Dunsmore (a Main Rural Settlement) is approximately 170m to the east of the site. However, there are no existing employment sites within walking distance (600m). Overall, a minor positive effect is therefore likely.

SA Objectives	SA Score	Justification
12) Avoid, reduce and manage flood risk	-	This site is predominantly on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be a potential impact on the historic environment, in specific relation to conservation areas. Therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are three bus stops within 600m to the east of this site, within Stretton on Dunsmore so a significant positive effect is likely on this SA objective. However, there are no cycle paths or railway stations within walking distance (600m) of the site.
15) Reduce all forms of pollution	0	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	This site is approximately 290m to the north west of Stretton on Dunsmore Fields Local Wildlife Site. Approximately 670m to the south east of the site is Asylum Farm Meadows Local Wildlife Site and 690m to the south west is Park Farm Saline Spring Local Wildlife Site. Bull and Butcher Wood Local Wildlife Site is approximately 690m to the south west. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore – Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

### S058 Campbell Farm, Coventry Road, Pailton, Warwickshire

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good	+	This site is in Pailton which is a Local Needs Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a minor positive effect is likely for this SA objective.

SA Objectives	SA Score	Justification
access for all sections of the community		
3) Promote/improve health of the population and reduce health inequalities	+/-	This site is not within 600m of a healthcare facility, however there are three areas of open space within 600m, two of which are to the north-west and one of which is to the east, and this results in a minor positive effect. This site is not within the AQMA designated around Rugby town but is directly linked via the B4112, and additional vehicles associated with this development would therefore contribute to additional emissions in this area resulting in a minor negative effect. Overall, a mixed effect is likely on this SA objective.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is small (3.76ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are four bus stops within 600m of this site, and these are to the north and east and within Pailton. In addition, there are no existing employment sites, Rugby town centre or a Main Rural Settlement centre within 600m; therefore a minor positive effect is likely for this SA objective overall.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on mostly greenfield land; therefore a minor negative effect on this SA objective is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on mostly greenfield land which is classed as grade 3 agricultural quality; therefore a significant negative effect is likely for this SA objective overall, although this is uncertain depending on whether the site is within Grade 3a or 3b land.
10) Minimise waste and manage it sustainably	0	This site is on mostly greenfield land, therefore a negligible effect is likely for this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are four bus stops within 600m of this site, and these are to the north and east and within Pailton. In addition, there are no existing employment sites or a town centre within 600m. Overall, a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on mostly greenfield land outside of flood zone 3; therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their	-?	The likely impacts of the residential site options have been considered by 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. This site was classed as amber because there is considered to be potential

SA Objectives	SA Score	Justification
settings.		for some impacts on the historic environment (heritage assets); therefore the site is most likely to have a minor negative effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are four bus stops within 600m of this site, and these are to the north and east and within Pailton. A significant positive effect is therefore likely for this SA objective.
15) Reduce all forms of pollution	--	This site is not within the AQMA designated around Rugby town but is directly linked via the B4112, and additional vehicles associated with this development would therefore contribute to additional emissions in this area resulting in a significant negative effect. There are no major road or railway lines directly adjacent to this site that could result in future residents being exposed to noise pollution.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	There are a number of biodiversity designations within 1km of this site, including Pailton Fields Lake Local Wildlife Site (approximately 560m north east), Street Ashton Local Wildlife Site (approximately 780m north west), Spinkop Local Wildlife Site (approximately 450m south west) and Newbold Revel Woodlands Local Wildlife Site (approximately 570m south west). The proximity of this site to these designations could result in a minor negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	--?	This site is within the 'High Cross Plateau - Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity overall; therefore residential development at this site could have a significant negative effect overall on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening. The south western corner of the site lies within 'High Cross Plateau - Open Plateau' which is classed as being moderately sensitive overall.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on mostly greenfield land, therefore a negligible effect is likely on this SA objective.

### S059 Holbrook House Farm, Long Lawford, Rugby, Warwickshire

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the	++	This site is on the edge of Long Lawford which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a significant positive effect is likely on this SA objective.

SA Objectives	SA Score	Justification
community		
3) Promote/improve health of the population and reduce health inequalities	+/-	There are no existing healthcare facilities within 600m of this site. However, there are eight areas of public open space within 600m of the site to the south and there are four other areas of public open space within 600m to the east, therefore a minor positive effect on this SA objective is likely. However, the site is also within an AQMA which could affect health; therefore a mixed effect is likely overall.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This is a relatively large site (47.92ha) therefore a significant positive effect is considered likely for this objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are numerous bus stops within 600m of this site and an employment site (Cemex Rugby Cement Plant and Admixtures Factory) is approximately 425m to the south east. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--?	This site is on greenfield land which is classed as partly as Grade 2 and partly Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	++	There are numerous bus stops within 600m of this site and an employment site (Cemex Rugby Cement Plant and Admixtures Factory) is approximately 425m to the south east. The site is also within walking distance of Long Lawford town centre (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study). Therefore a significant positive effect is likely
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land, the majority of which is outside of flood zone 3 although the northern part of the site is in this area. A minor negative effect is likely for this SA objective overall as it may be possible to avoid developing in the northern part of this site.
13) Conserve and enhance the historic environment,	0?	The likely impacts of the residential site options have been considered by 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

SA Objectives	SA Score	Justification
heritage assets and their settings.		This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are numerous bus stops within 600m of the site. There is also a national cycle network link route within 430m to the south of the site. Therefore a significant positive effect is likely.
15) Reduce all forms of pollution	--	This site is within the AQMA that has been designated around Rugby; therefore a significant negative effect is likely on this SA objective, as vehicles leaving and or traveling to the site would therefore contribute to additional emissions in that area.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The site is adjacent to the Long Lawford Cemetery Local Wildlife Site. Therefore, the development of this site could have a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies almost entirely within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

#### S061 Warren Fields, High Street, Ryton on Dunsmore

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the edge of Ryton on Dunsmore which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study; therefore a significant positive effect is likely on this SA objective.

SA Objectives	SA Score	Justification
3) Promote/improve health of the population and reduce health inequalities	+	There are no existing healthcare facilities within 600m of this site. However, there is an area of public open space within the site and there are six other areas of public open space within 600m, therefore a minor positive effect on this SA objective is likely.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (1.22ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are four bus stops within 600m to the north of this site. There are no existing employment sites within 600m. However the site is within walking distance to the centre of the Ryton on Dunsmore Main Rural Settlement. Overall, a significant positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site is on greenfield land; therefore development here is likely to have a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site is on greenfield land; therefore development at this site is likely to have a negligible effect.
11) Reduce the Borough's contribution to climate change	+	There are four bus stops within 600m to the north of this site. There are no existing employment sites within 600m. However the site is also within walking distance of Ryton on Dunsmore town centre (which is a Main Rural Settlement as identified in the Rugby Borough Council Rural Sustainability Study). Therefore a minor positive effect is likely
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development



SA Objectives	SA Score	Justification
14) Promote a sustainable and accessible transport network	++	and it may be possible to incorporate mitigation measures. There are four bus stops within 600m to the north of this site. Therefore, a significant positive effect on this SA objective is likely.
15) Reduce all forms of pollution	0	The site is not within or directly linked to an AQMA, and there are no major roads or rail links within the vicinity that could result in future residents being exposed to noise pollution. Therefore, a negligible effect is likely on this SA objective.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The site is within the Warren Farm Local Wildlife Site. Therefore, the development of this site could have a significant negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies almost entirely within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site is on greenfield land; therefore a negligible effect is likely.

#### S064 Land fronting Oxford Road

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is on the periphery of Ryton on Dunsmore which is classed by the Council as a Main Rural Settlement; therefore a significant positive effect on this SA objective is likely.
3) Promote/improve health of the population and reduce health inequalities	+	There are four open spaces within walking distance (600m) of the site. However there are no healthcare facilities. A minor positive effect is likely overall on this SA objective. This site is not within or directly linked to an AQMA.

SA Objectives	SA Score	Justification
4) Provide affordable and decent housing, which meets the needs of the Borough	+	The site is relatively small (0.47ha) and therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	One bus stop on Leamington Road (A445) lies approximately 190m north of the site and Peugeot Citron, a Strategically Important Employment Site is situated approximately 290m north of the site. A significant positive effect is likely overall on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	Aside from what appears to be a car park and an access road from Oxford Road (A423) to the south of the site, the site is mainly greenfield; therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	Aside from what appears to be a car park and an access road from Oxford Road (A423) to the south of the site, the site is mainly greenfield and therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	++	One bus stop on Leamington Road (A445) lies approximately 190m north of the site and Peugeot Citron, a Strategically Important Employment Site is situated approximately 290m north of the site. A significant positive effect is likely overall on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is mainly on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	+	One bus stop on Leamington Road (A445) lies approximately 190m north of the site, however there are no railway stations or cycle paths within walking distance of the site (600m). Overall a minor positive effect is likely

SA Objectives	SA Score	Justification
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. However, the northern boundary is adjacent to Oxford Road (A423) and the north western boundary lies on Leamington Road (A445) and so there is likely to be a significant negative identified (resulting in mixed effects overall) impact with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--	Ryton Wood, a SSSI is located approximately 120m south west of the site. Additionally there are four Local Wildlife Sites within close proximity to the site; Ryton Gravel Pits Country Park is situated approximately 520m south west of the site, Featherstone Farm Fields is across Leamington Road (A445) to the west, Warren Farm lies approximately 90m north over the roundabout and The Coppice lies approximately 670m to the east. Overall a significant negative effect is likely on this SA objective. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	---?	This site is split as the northern section lies within the 'Dunsmore - Plateau Fringe' landscape character type and the southern section lies within 'Dunsmore - Plateau Farmlands', as identified in the 2006 Landscape Assessment of the Borough of Rugby. The Dunsmore - Plateau Fringe categorisation is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective. However the Dunsmore - Plateau Farmlands identifies Ryton as having a high overall sensitivity. Therefore a potential significant negative effect is likely overall on the SA objective, although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	Aside from what appears to be a car park and an access road from Oxford Road (A423) to the south of the site, the site is mainly greenfield; therefore a negligible effect is likely on this SA objective.

### S123 1 Field behind Campden & Croft Cottage, Back Lane, Harborough Magna, Nr Rugby, Warks CV23 0HT

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the	+	The site is located within Harborough Magna which Rugby Borough Council has classified as a Local Needs Settlement; therefore a minor positive effect is likely overall.

SA Objectives	SA Score	Justification
community		
3) Promote/improve health of the population and reduce health inequalities	+/-	The site is located within walking distance (600m) of four open spaces to the west of the site in Harborough Magna; however there are no health facilities within walking distance. A minor positive effect is likely overall on this SA objective. However, the site is within very close proximity of the AQMA that has been declared around Rugby town – the south eastern corner of the site is within approximately 260m of the AQMA. Vehicles leaving the site and travelling east along Easenhall Road would travel directly into the AQMA and would therefore contribute additional emissions in that area. Therefore, a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	The site is relatively small (0.46ha) and therefore a minor positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are four bus stops along Rugby Road to the south of this site and a further six to the east within Harborough Magna. However, there are no existing employment sites or a town centre within walking distance (600m). Overall, a minor positive effect is therefore likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site is located on greenfield land and therefore a minor negative effect is likely.
9) Use and manage land, energy, soil, mineral and water resources prudently and efficiently, and increase energy generated from renewables	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	The site is located on greenfield land and therefore a negligible effect is likely.
11) Reduce the Borough's contribution to climate change	0	There are four bus stops along Rugby Road to the south of this site and a further six to the east within Harborough Magna. However, there are no existing employment sites, Rugby town centre or the centre of a Main Rural Settlement within walking distance (600m). Overall, a negligible effect is therefore likely is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is on greenfield land outside of flood zones 3a or 3b; therefore a minor negative effect is likely.

SA Objectives	SA Score	Justification
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are six bus stops within walking distance (600m) of the site; four bus stops along Rugby Road to the south of this site and a further six to the east within Harborough Magna. However, there are no railway stations or cycle paths within walking distance (600m) of the site. Overall a significant positive effect is likely.
15) Reduce all forms of pollution	--	The site is within very close proximity of the AQMA that has been declared around Rugby town – the south eastern corner of the site is within approximately 260m of the AQMA. Vehicles leaving the site and travelling east along Easenhall Road would travel directly into the AQMA and would therefore contribute additional emissions in that area. Therefore, a significant negative effect is likely in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. The site is not adjacent to an A road, motorway or railway line, or surrounded by sensitive receptors.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	This site is approximately 690m to the north of the Oxford Canal Local Wildlife Site. Therefore, the development of this site could have a minor negative effect on this SA objective although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	--?	This site lies within the 'High Cross Plateau – Village Farmlands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of high sensitivity; therefore residential development at this site could have a significant negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0?	The site is located on greenfield land and therefore a negligible effect is likely.

### S124 Site North West of Main Road, Ansty, Nr Rugby, CV7 9HZ

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
exclusion		
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	+	The site is located within Ansty which Rugby Borough Council has classified as a Local needs Settlement; therefore a minor positive effect is likely.
3) Promote/improve health of the population and reduce health inequalities	+	The site is within walking distance (600m) of six open spaces; however there are no health facilities within walking distance and therefore a minor positive effect is likely. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	The site is large site (10ha) and therefore a significant positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	+	There are four bus stops in Ansty within walking distance (600m) of the site; however Rugby town centre, a Main Rural Settlement centre and employment sites are not within walking distance. Overall therefore, a minor positive effect is likely.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	This site lies on greenfield land and therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	0	There are four bus stops in Ansty within walking distance (600m) of the site; however Rugby town centre, a Main Rural Settlement centre and employment sites are not within walking distance. Overall therefore, a negligible effect is likely on this SA objective.
12) Avoid, reduce and manage flood risk	-	This site is located on greenfield land and outside of flood zones 3a and 3b; therefore a minor negative effect is likely on this SA objective.

SA Objectives	SA Score	Justification
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are four bus stops within walking distance (600m) of the site all in Anstey along the B4065. There are however, no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site however lies approximately 270m east of M69 where there is no development in between so there is likely to be a significant negative impact (resulting in mixed effects overall) with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	There are two Local Wildlife Sites adjacent to the site's boundaries; Oxford Canal aligns the southern boundary and Woodlands and Allotments Near Ansty Hall is adjacent to the eastern boundary. Additionally, Home Farm grasslands Ansty Local Wildlife site lies approximately 120m to the south east and the Railway Local Wildlife site lies approximately 730m to the north east. Therefore a significant negative effect may occur on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Parklands' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	This site lies on greenfield land and therefore a negligible effect is likely on this SA objective.

### S129 Land North of Stretton on Dunsmore, South of the A45 Stretton On Dunsmore

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty,	0	The location of new housing development will not have a direct effect on this SA objective.

SA Objectives	SA Score	Justification
disadvantage and social exclusion		
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	The site lies in the periphery of Stretton on Dunsmore which Rugby Borough Council has classified as a Main Rural Settlement, a significant positive effect is therefore likely on this SA objective.
3) Promote/improve health of the population and reduce health inequalities	++	A doctor's surgery on Brookside is located within 300m of the site, and there are four open spaces within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective. This site is not within or directly linked to an AQMA.
4) Provide affordable and decent housing, which meets the needs of the Borough	++	This site is large (10.81ha) and therefore a significant positive effect is likely on this SA objective.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	There are three bus stops within walking distance (600m) of the site; one approximately 200m south of the site on School Lane and two approximately 270m south of the site on Brookside. Additionally the centre of Stretton on Dunsmore (a Main Rural Settlement) is approximately 520m to the south of the site. There are no sites of employment within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	-	The site is entirely greenfield land; therefore a minor negative 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	--?	This site is on greenfield land which is classed as Grade 3 agricultural quality; therefore development here may have a significant negative effect although this is uncertain depending on whether the site is within Grade 3a or 3b land which is unknown.
10) Minimise waste and manage it sustainably	0	The site is entirely greenfield land; therefore a negligible effect is likely on this SA objective.
11) Reduce the Borough's contribution to climate change	++	There are three bus stops within walking distance (600m) of the site; one approximately 200m south of the site on School Lane and two approximately 270m south of the site on Brookside. Additionally the centre of Stretton on Dunsmore (a Main Rural Settlement) is approximately 520m to the south of the site. There are no sites of



SA Objectives	SA Score	Justification
12) Avoid, reduce and manage flood risk	-	employment within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective. This site is located on greenfield land and outside of flood zones 3a and 3b; therefore a minor negative effect is likely on this SA objective.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	There are three bus stops within walking distance (600m) of the site; one approximately 200m south of the site on School Lane and two approximately 270m south of the site on Brookside. There are no railway stations or cycle paths within walking distance (600m) of the site. Overall, a significant positive effect is likely on this SA objective.
15) Reduce all forms of pollution	0/--	This site is not within or directly linked to an AQMA; therefore a negligible effect is likely in relation to air pollution. The site's northern boundary however is adjacent to London Road (A45) so there is likely to be a significant negative impact (resulting in mixed effects overall) with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	-?	There are two Local Wildlife Sites that are within 1km of the site; Stretton on Dunsmore Fields lies approximately 660m to the south and Asylum Farm Meadows lies approximately 940m to the south. Therefore a minor negative effect is likely on this SA objective. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site is split as the northern section lies within the 'Dunsmore – Plateau Farmlands' landscape character type and the southern section lies within 'Dunsmore – Plateau Fringe', as identified in the 2006 Landscape Assessment of the Borough of Rugby. Both are classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective. Therefore a potential minor negative effect is likely overall on the SA objective, although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	0	The site is entirely greenfield land; therefore a negligible effect is likely on this SA objective.

**S133 Land at Dipbar Fields, Daventry Road, Dunchurch, Rugby, CV22 6NT**

SA Objectives	SA Score	Justification
1) Reduce/eliminate poverty, disadvantage and social exclusion	0	The location of new housing development will not have a direct effect on this SA objective.
2) Provide good quality local services, leisure and cultural opportunities with good access for all sections of the community	++	This site is located in the periphery of Dunchurch which the Council has classified as Main Rural Settlement; it is therefore likely to have a significant positive effect.
3) Promote/improve health of the population and reduce health inequalities	++/-	Within walking distance (600m) of the site lies a doctor's surgery (approximately 470m) located on Dunsmore Heath and four open spaces. The site is therefore likely to have a significant positive effect on this SA objective. However, the site lies within an AQMA and therefore a potential minor negative effect is also identified (resulting in mixed effects overall) as poor air quality in that area could have negative effects on local peoples' health.
4) Provide affordable and decent housing, which meets the needs of the Borough	+	This site is relatively small (3.01ha) in size; therefore a minor positive effect is likely.
5) Reduce crime, fear of crime and anti-social behaviour	0	The location of new housing development will not have a direct effect on this SA objective.
6) Promote/enable a strong, stable and sustainable local economy	++	The site lies within walking distance (600m) of Dunchurch centre (a Main Rural Settlement) and seven bus stops to the north west in Dunchurch. Therefore a significant positive effect is likely on this SA objective.
7) Promote the vitality and viability of the town centre	0	The location of new housing development will not have a direct effect on this SA objective.
8) Promote the regeneration of urban areas	++	This site is on brownfield land; therefore development here is likely to have a significant positive 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	This site is on brownfield land; therefore development here is likely to have a negligible effect on this SA objective.
10) Minimise waste and manage it sustainably	+	The site lies on brownfield land and therefore is likely to have a minor positive effect; however this is uncertain depending on the previous use of the site and whether there are opportunities to reuse existing buildings/materials

SA Objectives	SA Score	Justification
11) Reduce the Borough's contribution to climate change	+	The site lies within walking distance (600m) of Dunchurch, a Main Rural Settlement and seven bus stops. However there are no employment sites within walking distance so there is likely to be a minor positive effect on this SA objective overall.
12) Avoid, reduce and manage flood risk	0	The majority of this site is on brownfield land and is outside of flood zones 3a or 3b; therefore a negligible effect is likely.
13) Conserve and enhance the historic environment, heritage assets and their settings.	0?	The likely impacts of the residential site options have been considered by 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. This site was classed as green because there is considered to be no potential impact on the historic environment; therefore the site is most likely to have a negligible effect on this SA objective although this is uncertain as effects will depend on factors such as the design of the development and it may be possible to incorporate mitigation measures.
14) Promote a sustainable and accessible transport network	++	The site lies within walking distance (600m) and seven bus stops located in Dunchurch. There are no cycle paths or railway stations within walking distance (600m). Overall there is likely to be a significant positive effect on this SA objective.
15) Reduce all forms of pollution	--	The site lies within an AQMA and is therefore likely to have a significant negative effect in relation to air pollution as increased vehicle traffic from population growth in this area could compound existing problems. Therefore a significant negative effect is likely on this SA objective. Additionally, the site's southern boundary is adjacent to the M45, so there is likely to be a significant negative impact with relation to noise.
16) Conserve and where possible enhance the Borough's biodiversity, flora and fauna	--?	The site is situated on the Dunchurch Hall Meadow Local Wildlife Site. The site therefore may have a significant negative effect on this SA objective, although this is uncertain as appropriate mitigation may avoid adverse effects or even result in beneficial effects. It is also not yet known what undesignated biodiversity assets may exist within or near to the site.
17) Maintain and where possible enhance the quality of landscapes	-?	This site lies within the 'Dunsmore - Plateau Fringe' landscape character type, as identified in the 2006 Landscape Assessment of the Borough of Rugby. This area is classed as being of moderate sensitivity; therefore residential development at this site could have a minor negative effect on this SA objective although this is uncertain as effects will depend to some extent on the design of the development and the incorporation of mitigation measures such as screening.
18) Maintain and where possible enhance the quality of townscapes	+	This is a small site (3.01ha) site and is on brownfield land; therefore a minor positive effect is likely.