
**SUSTAINABILITY APPRAISAL & STRATEGIC
ENVIRONMENTAL ASSESSMENT OF THE
LOCAL PLAN (PART 1) 2012.**

SUSTAINABILITY APPRAISAL REPORT

For Cannock Chase District Council

Halcrow Group Limited
January 2013

AMENDMENT RECORD

| Issue | Description | Date | Initials |
|--------------|--|-------------|-----------------|
| 1 | First Draft Core Strategy SA Report | | SI |
| 2 | Draft Core Strategy SA Report | 23.04.09 | SM/KD |
| 3 | Revised Core Strategy SA Report | 10.09 | SI/KD |
| 4 | Revised Core Strategy SA Report | 24.12.09 | SI/KD |
| 5 | Revised Core Strategy SA Report | 6.5.11 | SI |
| 6 | Revised, updated & reformatted to incorporate SA of Core Strategy & Rugeley Area Action Plan | 13.8.12 | JW/SI |
| 7 | Client directed revisions made. | 14.8.12 | JW |

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LIMITATIONS

Halcrow Group Ltd has been instructed to provide Cannock Chase District Council with a Sustainability Appraisal including Strategic Environmental Assessment of the draft Local Plan (Part 1). The assessment is based on the information that has been made available at the time of publication. The report is presented as a consultation document. Any subsequent additional information arising during the consultation may allow refinement of the conclusions. It should be noted that:

- The findings of this report represent the professional opinion of experienced environmental scientists, sustainability consultants and other specialists. Halcrow does not provide legal advice and the advice of lawyers may also be required.
- All work carried out in preparing this report has utilised and is based upon Halcrow's professional knowledge and understanding of current relevant European Union and UK standards and codes, technology and legislation. Changes in this legislation and guidance may occur at any time in the future and cause any conclusions to become inappropriate or incorrect. Halcrow does not accept responsibility for advising of the facts or implications of any such changes.
- This report has been prepared using factual information contained in maps and documents prepared by others. No responsibility can be accepted by Halcrow for the accuracy of such information. All maps, illustrations and other sources of data are credited where appropriate.
- Every endeavour has been made to identify data sources, where appropriate. Additional data sources are listed in the baseline for reference.

Abbreviations

| | |
|-------|--|
| AA | Appropriate Assessment |
| AOD | Above Ordnance Datum |
| AONB | Area of Outstanding Natural Beauty |
| BAP | Biodiversity Action Plan |
| BVPI | Best Value Performance Indicator (Audit Commission) |
| Defra | Department of Environment, Food and Rural Affairs |
| CCDC | Cannock Chase District Council |
| CfSH | Code for Sustainable Homes |
| CLG | Communities and Local Government (formerly DCLG) |
| DTI | Department of Trade and Industry |
| DPD | Development Plan Document |
| EIA | Environmental Impact Assessment |
| HRA | Habitats Regulations Assessment |
| LDD | Local Development Document |
| LDF | Local Development Framework |
| NOx | Oxides of Nitrogen |
| NPPF | National Planning Policy Framework |
| ODPM | Office of the Deputy Prime Minister (former) |
| PPG | Planning Policy Guidance |
| PPP | Policies, Plans and Programmes |
| PPS | Planning Policy Statement |
| RoC | Review of Consents |
| SA | Sustainability Appraisal |
| SAC | Special Area of Conservation, as designated by the EC Habitats Directive (92/43/EEC) |
| SAM | Schedule of Ancient Monuments |
| SEA | Strategic Environmental Assessment |
| SMR | Sites and Monuments Record |
| SPA | Special Protection Area, as designated by the EC Birds Directive (2009/147/EC) |
| SPD | Supplementary Planning Document |
| SSSI | Site of Special Scientific Interest |
| STW | Severn Trent Water |

NON TECHNICAL SUMMARY

Introduction

This section is a summary of the Sustainability Appraisal (SA) Report, which has been produced as part of a combined SA and Strategic Environmental Assessment (SEA) of Cannock Chase's Local Plan (formerly known as the Core Strategy), including the Rugeley Town Centre Area Action Plan (AAP). The SA¹ and SEA² processes are two legal requirements for development plan documents (DPD). The SA process appraises the predicted social, environmental and economic effects of the strategies and policies in a DPD from the outset while SEA aims "...to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans... with a view to promoting sustainable development...".

The combined SA/SEA process includes the following key stages;

- Stage A: Setting the context, establishing the baseline and deciding on the scope
- Stage B: Developing and refining options and assessing effects
- Stage C: Preparing the Sustainability Appraisal Report
- Stage D: Consulting on the preferred options of the DPD and SA Report
- Stage E: Monitoring the significant effects of implementing the DPD

The environmental, economic and social baseline environment information has been developed and refined since the start of the SA process in order to establish the context of the Local Plan (Part 1) and predict how the conditions would progress in the absence of the development plan. A set of SA objectives were then developed based upon the baseline against which the key elements of the Local Plan have been assessed. The key elements assessed are the Local Plan's vision, policies and development objectives. The assessment uses a colour-coded matrix to show whether each plan element is likely to have a positive, negative, neutral or uncertain effect in relation to the SA objectives.

The SA of the Core Strategy's Issues and Options in 2006 was used by Cannock Chase District Council (CCDC) to select the preferred options, which took greater consideration of environmental, social and economic issues as a result of the SA. The SA of the preferred options is summarised in the section 'Summary of SA' below.

The Rugeley Town Centre AAP was subject to a separate SA process, undertaken by White Young Green (WYG) consultants. The key elements of the AAP assessed were the original development 'issues and options', the 'preferred options' and the AAP policies.

Summary of SA

The results of both SAs are as follows;

Local Plan:

In general terms, most Local Plan policies are assessed to have a positive effect when compared against most sustainability objectives and few minor negative effect scores were observed. Most of these negative scores relate to water resources and flood risk under area wide policies or the cumulative impact of all development on the district's overall sustainability. On their own most policies are likely to bring

1 SA is a statutory requirement of the Planning and Compulsory Purchase Act 2004

2 SEA Directive, 2001/42 transposed into English law through the 2004 SEA Regulations' (Statutory Instrument No 1633

positive effects as well as some uncertain effects; however a key aspect to note is that the blend of district-wide policies among themselves and with area-wide objectives will, when considered in combination, have an overall significant positive impact on sustainable development in the District.

Overall, the sustainability effects of the Local Plan are predicted to be predominantly positive, with a significant amount of uncertain effects, and very few minor negative effects. Potential cumulative positive effects on various sustainability objectives were also predicted. The uncertain scores particularly related to the soil, landscape character, biodiversity and waste themes. The assessment notes that some uncertainties could be reduced through the interlinking of policies, as suggested in the Core Strategy, however some uncertainties relate to the level of detail required to make an assessment. A lower level plan or strategy, such as Supplementary Planning Documents or Area Action Plans and planning applications may take these uncertainties into consideration and attempt to limit any negative sustainability effect.

At the Preferred Options stage the Core Strategy was assessed as not fully addressing the issue of increased water demand management in the future, particularly with the proposed expansion of housing and employment development. However the draft Local Plan (Part 1) Core Strategy now refers to the Water Cycle Strategy, which is aimed at mitigating any over-abstraction risk.

The SA also concluded that although some public transport improvements are proposed for the district, more specific measures and targets may be needed to tackle the lack of public transport in rural areas.

Area Action Plan:

As with the SA of the Core Strategy, the SA of the AAP helped develop Cannock Chase's Issues and Options into Preferred Options. The results of the appraisal of the Preferred Options are:

- The Preferred Option for the strategic spatial option was Option 2: but moving towards Option 3 towards the end of the ten year plan period.
- Option 2 is likely to have beneficial impacts in relation to the economy, primarily through retail development. Town centre residential development may also boost the economy by attracting new residents. The preferred option also specified proposals to increase the number of canal users who stop and use the town centre's facilities; further contributing to the local economy.
- Option 2 was considered likely to contribute to townscape, specifically through enhancements to the existing Conservation Areas and the settings of Listed Buildings, encouraging the highest standards of design for new development, and through improvements to the town centre environment such as consistent application of materials, street furniture and signage.
- Beneficial and adverse impacts were anticipated relating to the capacity of local facilities. There is also potential for beneficial and adverse impacts in relation to biodiversity and roadside emissions
- Adverse impacts were anticipated in relation to power generation and waste given that the strategy will result in new development, and there is potential for adverse flood risk impacts given that parts of the town centre lie within flood zones 2, 3a and 3b.
- The SA of the opportunity sites Preferred Options also identified both beneficial and adverse effects. The Preferred Options for all ten opportunities sites would have resulted in new development. As no buildings would be reused and all development would be new build, adverse impacts anticipated for all sites included a potential loss in biodiversity, an increase in waste production, an increase in power generation and an increase in traffic emissions. For sites 6 and 10 there was potential for adverse effects in relation to flood risk.

- Beneficial impacts anticipated included a potential increase in biodiversity, reduced traffic emissions, and town centre character improvement. Development of all sites was likely to beneficially impact upon the local economy by either attracting new residents to the town centre or visitors / shoppers.
- There were uncertainties identified in relation to sustainable design, provision of green space, potential for crime, water consumption and flood risk.
- The Preferred Options for five of the sites was residential development. Sites 2 and 9 proposed accommodation for the elderly. Site 6 had the potential to incorporate some residential development within the proposed mixed uses and site 7 incorporated residential development within the proposed mixed uses.
- For all sites proposing residential development, beneficial impacts were anticipated relating to the provision of local healthcare facilities within the town centre. With the exception of sites 2 and 9, new residences will also be in close proximity to educational facilities. However, new residential development would have the potential to exceed the capacity of existing facilities.

SA of AAP Policies

The Rugeley Town Centre Pre-Publication Draft (CCDC, 2010) was appraised and consulted upon in July 2010. Only very minor amendments have been made to the Area Action Plan during the interim period. A total of eleven policies were appraised (three strategic policies, five site policies, and three policies relating to the public realm and sustainable transport, and the Hagley Park flood alleviation area). The SA found that the Strategic policies were likely to result in beneficial impacts in terms of the economy, but a mixture of beneficial and adverse impacts for social and environmental impacts, whereas Site Policies have the potential biodiversity loss, an increase in waste production, an increase in power generation, and an increase in construction and operational traffic emissions but beneficial impacts anticipated include a potential increase in economic growth, improved biodiversity (landscaping enhancement potential), a reduction in traffic emissions and improvements to town centre character. AAP policies will also improve the public realm, enhance walking and cycling opportunities and improve climate change adaptation through response to flood risk.

Cumulative effects

The cumulative effects of the Rugeley AAP policies include the following:

- The potentially adverse effect of multiple residential developments within the town centre upon the capacity of healthcare and education facilities.
- The potentially adverse effect of multiple new developments (both residential and retail) upon traffic emissions (due to an increase in the number of people travelling to, from and within the town centre), CO₂ emissions (from power generation) and waste production.
- The potentially beneficial effect of multiple new developments (both residential and retail) upon the local economy and the general vitality and viability of the town centre.

In addition to the cumulative effects associated with the AAP alone, there is also potential for cumulative effects resulting from implementation of the AAP with the wider Local Plan and other Local Plans in the region. In terms of cumulative effects, the Core Strategy SA found that there could be potential negative impacts on biodiversity due to land take, but positive effects were predicted for economic development and town centre regeneration in the district.

Mitigation and Monitoring

Various recommendations for mitigation and enhancement measures have been identified as a result of the baseline review and the matrix assessment and related to specific Local Plan policies. A monitoring framework based on the SA topics has been presented to ensure the continuing sustainability of the Local Plan.

Consultation

The SA Scoping Report was subject to consultation in 2005 and responses were received from the former Countryside Agency, English Nature, Environment Agency and English Heritage and the SA objectives and baseline were updated accordingly. The SA Report (also termed 'Environmental Report') was also consulted upon in 2009, informally in 2010 and finally between August and September 2012. The results of these successive consultations and the responses to the consultation comments are presented as an appendix to the SA Report.

A full version of this version of the SA Report is available to download from the Council's website at <http://www.cannockchasedc.gov.uk/site/index.php>.

Comments relating to the content of this SA Report, and other queries regarding this consultation, should be sent to:

Address:

Planning Policy Manager

Cannock Chase Council

Civic Centre

PO Box 28

Beecroft Road

Cannock

WS11 1BG

Email: planning.policy@cannockchasedc.gov.uk

Contacts: Phone 01543 462621 and ask for Planning Policy

1 INTRODUCTION

1.1 The Context of this Report

This is a Sustainability Appraisal (SA) Report which documents the SA of the Cannock Chase draft Local Plan (Part 1) August 2012. The Local Plan is a development plan document (DPD) that is required to be produced under the Planning and Compulsory Purchase Act 2004 (as amended). Local Plans are required to help shape the way in which the physical, economic, social and environmental characteristics of districts such as Cannock Chase will change between 2006 and 2028.

The Draft Local Plan (Part 1) brings together the former emerging Core Strategy and Rugeley Town Centre Area Action Plan into one document. The first section of the Draft Local Plan (Part 1) therefore provides the context and process for setting strategic and development management policy for the Cannock Chase District, with the second section providing the more detailed policy context for Rugeley Town centre.

Local Plan Part 2 will identify Site Specific Allocations as well as the various standards to be applied in order to help deliver the strategic policy. Local Plan policy will also be elaborated, where justified, by Supplementary Planning Documents (SPD).

This SA Report relates only to the draft Local Plan (Part 1).

The SA process undertaken for the draft Local Plan has been an iterative process and has involved two SA work streams undertaken on behalf of Cannock Chase District Council (CCDC) by two sets of consultants: Halcrow Group Limited (Halcrow) and White Young Green (WYG). Halcrow has developed the SA of the Core Strategy (Section 1 of the draft Local Plan) whilst WYG has developed the SA of the Rugeley Area Action Plan (Section 2 of the draft Local Plan).

1.2 National Planning Policy Framework

The new National Planning Policy Framework (NPPF) was published on 27 March 2012 by the Coalition Government. This replaces planning advice documents known as Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) that have helped planners develop the Core Strategy. This SA Report refers to Core Strategies as they were known through most of the SA process, whereas the term 'Local Plan' is used with regard to the development framework for the future. The NPPF has not changed the requirement to undertake SA and SEA, as described in section 1.3.

1.3 Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

SA is a statutory requirement of the Planning and Compulsory Purchase Act 2004. The Act states that:

The person or body [preparing the plan] must exercise the function with the objective of contributing to the achievement of sustainable development. (Section 39(2))

The local planning authority must also-

- (a) *carry out an appraisal of the sustainability of the proposals in each document;*

(b) *prepare a report of the findings of the appraisal.* (Section 19(5))

SA is designed to ensure that the DPD preparation process improves the contribution that the Plan makes to the achievement of sustainable development and to the minimisation of environmental impacts. The SA process appraises the social, environmental and economic effects of the strategies and policies in a DPD from the outset.

Article 1 of the European Union (EU) Directive 2001/42 on the Assessment of Certain Plans and Programmes on the Environment determines its objective as being “.. *to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans... with a view to promoting sustainable development...*”. Directive 2001/42 is implemented in the UK through the Environmental Assessment of Plans and Programmes Regulations 2004 (Statutory Instrument No 1633). These SEA Regulations (as they are commonly referred to) require Local Planning Authorities (LPAs) to undertake SEA for any planning documents setting a framework for future development consent where they are likely to have significant environmental effects. Such planning documents include DPDs.

Although the statutory requirements for carrying out SA and SEA are distinct it is possible to satisfy both through a single but integrated SA process. Such a joint approach is advocated in the Office of the Deputy Prime Minister guidance (ODPM 2005i). This document has been prepared in the spirit of this integrated approach; requirements of the SEA Directive are clearly signposted through this report. For ease the combined SEA and SA process is simply referred to as SA throughout this SA Report.

The approach for carrying out the SA of the Draft Local Plan (Part 1) is based on current best practice as set out in the following guidance documents:

- ODPM (2005i) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Guidance for Regional Planning Bodies and Local Planning Authorities.*
- ODPM (2005ii) *A Practical Guide to the Strategic Environmental Assessment Directive.*

Additional guidance that has been referred to as part of this SA process includes:

- Department of Health (2007) *Draft Guidance on Health in Strategic Environmental Assessment.*
- English Nature, RSPB, Countryside Agency and Environment Agency (2004) *Strategic Environmental Assessment and Biodiversity: Guidance for Practitioners.*
- Environment Agency (2004) *Strategic Environmental Assessment of External Plans and Programmes.*
- Environment Agency (2007) *Strategic Environmental Assessment and Climate Change Guidance Note.*
- European Community (2001) *Strategic Environmental Assessment and Integration of the Environment into Strategic Decision Making.*
- RSPB (2007) *Strategic Environmental Assessment - Learning From Practice.*

1.4 Sustainability Appraisal Stages

Figure 1.1 explains the methodology for the SA and how the process interacts with production of the DPDs. Table 1.1 indicates the stages of SA in relation to the development of DPD based upon the ODPM guidance (2005). Further details of each stage in relation to the SA process undertaken for the Draft Local Plan (Part 1) are provided below.

Table 1.1 Key Stages in the SA process

| DPD Stage | Sustainability Appraisal stages | |
|---|--|---|
| Stage 1: Pre-production – evidence gathering | Stage A: Setting the context, establishing the baseline and deciding on the scope | |
| | A1 | Identifying other relevant plans, programmes and sustainability objectives. |
| | A2 | Collating baseline information and identifying any gaps in the current data. |
| | A3 | Identifying baseline conditions and key sustainability issues on the basis of the baseline data collated. |
| | A4 | Developing SA objectives. |
| | A5 | Consulting on the scope of the SA (scoping report). |
| Stage 2: Production | STAGE B: Developing and refining options and assessing effects | |
| | B1 | Testing the DPD objectives against the SA framework. |
| | B2 | Developing the DPD options. |
| | B3 | Predicting the effects of the DPD. |
| | B4 | Evaluating the effects of the DPD. |
| | B5 | Considering ways of mitigating adverse effects preferred and maximising beneficial effects. |
| | B6: | Proposing measures to monitor the significant effects of implementing the DPD |
| | Stage C: Preparing the Sustainability Appraisal Report | |
| | C1 | Preparing the SA Report |
| | Stage D: Consulting on the preferred options of the DPD and SA Report | |
| | D1 | Public participation on the draft DPD and the SA Report |
| D2 (i) | Appraising significant changes | |
| Stage 3: Examination | D2 (ii) | Appraising significant changes resulting from representations |
| Stage 4: Adoption and monitoring | D3 | Making decisions and providing information |
| | Stage E: Monitoring the significant effects of implementing the DPD | |
| | E1 | Finalising aims and methods for monitoring |
| | E2 | Responding to any adverse effects |

1.5 Stage A: Setting the context, establishing the baseline and deciding on the scope

Stage A is often referred to as the scoping stage. Scoping is the process of deciding the scope and level of detail of an SA, including the environmental, social and economic effects and alternatives, which need to be considered, the assessment methods to be used, and the structure and contents of the SA Report.

The SEA Regulations do not require full consultation with the public at the scoping stage. Regulation 12 (5) states that:

“When deciding on the scope and level of detail of the information that must be included in the report the responsible authority shall consult the consultation bodies.”

In England these are English Heritage, the Environment Agency and Natural England (Natural England did not exist at the time the Scoping Report was published; consultation was instead undertaken with the former Countryside Agency and English Nature).

All tasks under Stage A, as presented in Table 1.1, were initially undertaken by CCDC for the Cannock Chase DPD. A draft Scoping Report was prepared in 2005 and made available for consultation in February 2006. However, accounting for the consultation responses to the 2005 draft Scoping Report, further work on Stage A was undertaken by Halcrow in 2007, including the compilation of more detailed and extensive baseline data and the development of SA objectives that more comprehensively represent the baseline situation. As a result, Halcrow produced and consulted upon a further Scoping Report; the Scoping Report: Site Allocations and Development Control (Halcrow, 2007). The consultation on this report led to a refined set of SA objectives.

The SA objectives are those which were used in both the appraisal of the Core Strategy (by Halcrow) and of the Rugeley Town Centre AAP (by WYG). The Draft Local Plan (Part 1) should aim to fulfil the SA objectives as this will allow it to be consistent with environmental regulations and high level sustainable development policies.

Scoping Response

Scoping responses were received from:

- Countryside Agency;
- English Nature;
- Environment Agency; and
- English Heritage

Most responses provided useful additional information on key issues in the District or highlighted additional plans or programmes to be included in the review. All appropriate suggestions have been adopted by the SA. A summary of the consultation responses is published in Appendix A, including references to the measures taken to address them.

1.6 Stage B: Developing and refining options and assessing effects

Core Strategy

The comments arising from the consultation on the scoping reports were reviewed and taken into consideration. Analysis of the Core Strategy Issues and Options paper (2008) high level appraisal also informed the development of the Core Strategy Preferred Options (April 2009). A set of final

Preferred Options were appraised and consulted upon by the CCDG (March 2010). The results of this appraisal are shown in chapter 5. However, planning reform brought about by the new Coalition Government has led to some further, minor modifications to the Core Strategy Preferred Options which are now presented within the draft Local Plan (Part 1). Therefore the SA has been updated to reflect those modifications (outlined in Chapter 3) and is presented in this report. This assessment considers the likely significant effects of the options on the environment, including secondary, cumulative, synergistic, short, medium and long term, permanent and temporary, positive and negative effects, in line with the SEA Directive.

Rugeley Town Centre Area Action Plan

The Rugeley Town Centre Issues and Options were produced by WYG in 2008. Details of the contents of the Issues and Options can be found in Chapter 3. A total of 42 options were appraised (three strategic spatial options and the options proposed for each of the ten opportunity sites). The results of this appraisal are shown in Chapter 6. For each option it was determined whether there would be a move towards or away from achievement of each of the SA objectives. The Preferred Options for the Rugeley Town Centre AAP were developed taking into account the outcome of consultation and the SA, as well as considering the objectives of the AAP, deliverability and flood risk. The Rugeley Town Centre AAP DPD Preferred Options Report (WYG Planning, 2009) outlines the reasons why the Preferred Options were chosen and other options discounted. Following this, the Rugeley Town Centre Pre-Publication Draft was prepared in 2010. The Rugeley Town Centre AAP SA Report was prepared by WYG and consulted upon in July 2010. Only very minor modifications have been made to AAP since Pre-Publication Draft and therefore the assessment made by WYG is considered to remain valid. The minor changes are described in Chapter 3.

1.7 Stage C: Preparing the SA Report

The combination of the Core Strategy and AAP to form the draft Local Plan (Part 1) has resulted in the requirement to update the SA and prepare a new SA Report (this report) to be issued and consulted upon alongside the draft Local Plan (Part 1). This SA Report therefore presents the assessment of issues and options for both DPDs (the Core Strategy and the AAP) as well as the assessment of the Preferred Options for each document. As a result of the SA being undertaken by two sets of consultants, there are variations in the approach and style of assessment between the SA of the Core Strategy element of the draft Local Plan and that of the Rugeley Area Action Plan. The variation of approach is explained within this SA Report (Chapter 4).

1.8 Stage D: Consulting on the Preferred Options of the DPD and SA Report

As described in paragraphs 1.6 and 1.7 there have already been formal consultations held on the Preferred Options for both the Core Strategy and Rugeley Town Centre AAP. However, now that some minor modifications have been made to the policies and strategies to reflect planning reform brought about by the National Planning Policy Framework (refer to Appendix B), an additional, consultation exercise took place prior to publication. Therefore this SA Report was published alongside the draft Local Plan (Part 1). These two documents were then publicly consulted on for six weeks between August and September 2012. The exact nature of this consultation (e.g. public meetings, road shows, publishing on the web) is published on Cannock Chase District Council's website. In addition to the statutory consultees, Cannock Chase District Council also includes the following consultees:

- Severn Trent Water
- South Staffordshire Water
- Highways Agency

- National Grid (formerly Transco)
- Network Rail
- Central Networks
- Staffordshire County Council
- Southern Staffordshire Primary Care Trust
- The Coal Authority

These organisations have been consulted at the principal stages of the DPD development and the SA.

Under the Town and Country Planning (Local Planning) (England) Regulations 2012, which came into force on 6 April 2012, the Council now has a 'duty to co-operate' with various prescribed organisations. The Council is therefore in the process of arranging meetings with seventeen prescribed organisations, to identify and consider relevant matters of importance to both parties under the 'duty to co-operate' requirement. This is in addition to formal consultations on the Local Plan.

Comments from the main SA Report Consultation have been taken into consideration and CCDC has, from this, developed the DPD for publication with the intention of then submitting to the Secretary of State. This SA has been updated to reflect the changes made following the Pre-Publication consultation, including specific comments received on the SA report itself and it will accompany the Publication and Proposed Submission document. However, if the final DPD contains any key elements that have not been assessed in the SA and there are significant impacts that have not been appraised, the SA Report may need more supplementation or even rewriting.

1.9 Publication and Submission to the Secretary of State

This stage of the DPD preparation process involves a formal six-week consultation period where stakeholders have the opportunity to submit formal representations relating to the soundness of the plan. The Council will then consider these comments and progress to submission of the document (with any proposed amendments arising from Publication consultation) to the Secretary of State. The Secretary of State has six weeks to review the Plan and make any comments as part of the independent examination of the Plan before the DPD proceeds to the Examination Stage. All comments will be taken into account by the Planning Inspectorate as part of the Examination. All representations submitted to the Examination must have been through the SA process. Further SA may therefore be necessary in response to any representations at this stage.

1.10 Examination

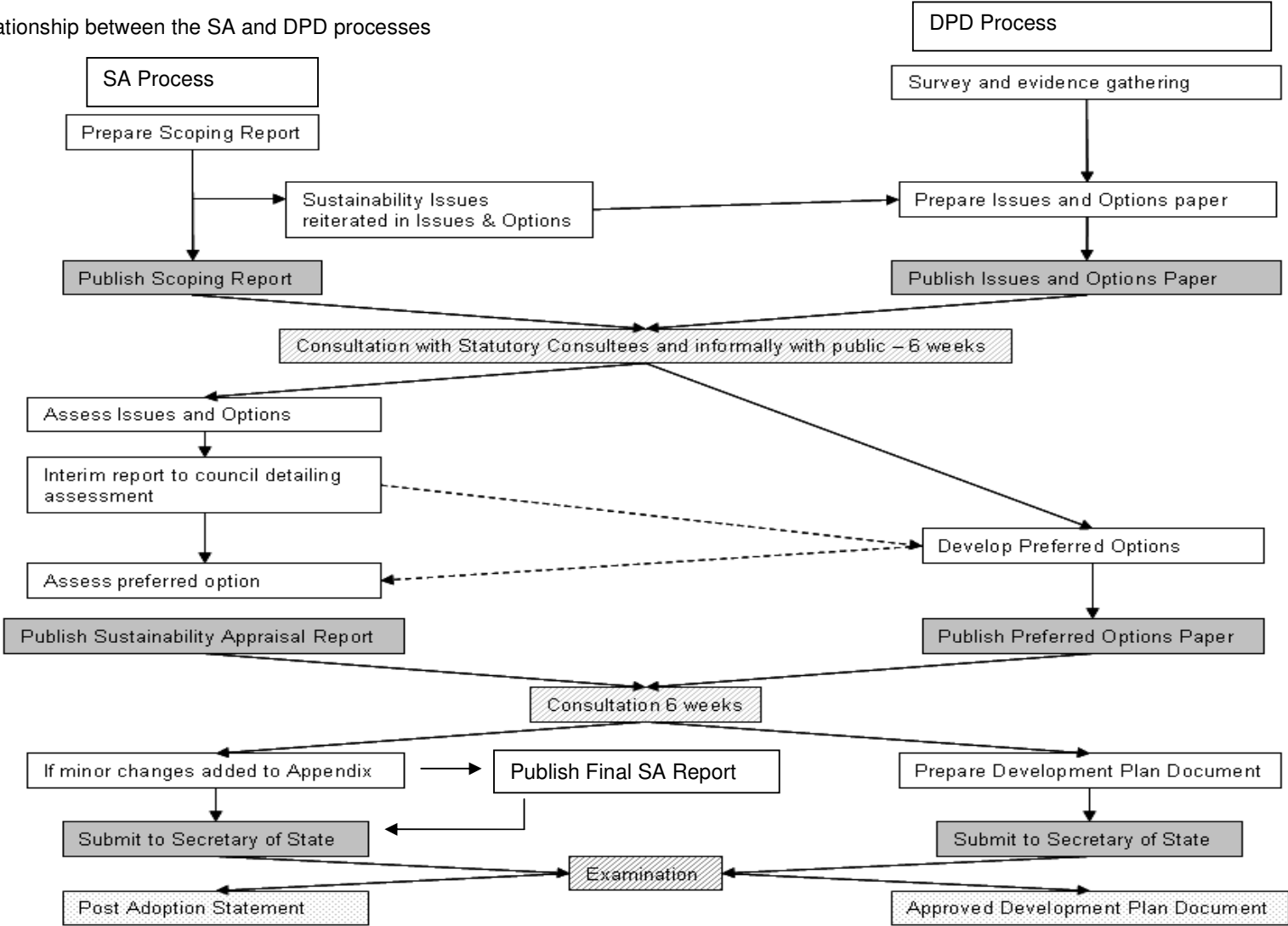
The Examination will consider matters of procedure, conformity and consistency with regard to the DPD. A Planning Inspector will be appointed to undertake the 'tests of soundness'. The SA will provide part of 'a sound evidence base for the plan' and has been an integral part of the plan preparation process.

Once adopted, a Post Adoption Statement will be produced summarising how environmental and sustainability considerations have been integrated into the plan including the reasons for choosing the plan as adopted in light of other reasonable alternatives dealt with and also the measures decided concerning monitoring. This will ensure compliance with Article 9 (1) of the SEA Directive.

1.11 Stage E: Monitoring and Implementation of the Plan

The basis for monitoring arrangements for the plan are likely to be closely related to the SA Framework outlined in this SA Report; the monitoring will be reviewed in light of the consultation responses and the revised version included in the final SA report. The monitoring framework will be subjected to further consultation and review as the SA report goes out to consultation. The SEA Directive specifically requires monitoring to identify unforeseen adverse effects and to enable appropriate remedial action to be taken, and this will be considered when developing the monitoring arrangements. The monitoring of the plan is the responsibility of CCDC.

Figure 1.2: Interrelationship between the SA and DPD processes



1.12 Habitats Regulations Assessment

Habitats Regulations Assessments (HRAs) are required under the UK Habitat Regulations³ in order to analyse the Draft Local Plan (Part 1) and attempt to ascertain any potentially significant effects on International Sites of nature conservation interest (also known as 'Natura 2000' or 'European' sites). Within Cannock Chase District there are two Special Areas of Conservation (SACs); Cannock Chase SAC and Cannock Extension Canal SAC. In neighbouring districts there are four more; Pasturefields Salt Marsh SAC, Chartley Moss Special Protection Area (SPA), Motte Meadows SAC and Aqualate Mere Ramsar Site. These are described in Appendix C as part of the baseline review under the biodiversity topic. They are also included in the HRA of the draft Local Plan (Part 1), available separately. The HRA has concluded that there will be no significant impacts from the Local Plan on all but one Natura 2000 site. However, a series of avoidance and mitigation measures have been recommended in order to protect the integrity of Cannock Chase SAC. The HRA was updated in December 2012 to take into account the findings of a report⁴ that examined visitor impacts on Cannock Chase SAC.

1.13 Strategic Environmental Assessment Directive Compliance

This SA Report incorporates the requirements for an Environmental Report as set out in the SEA Directive (Annex I). Table 1.2 summarises the requirements of the SEA Directive, identifies how the requirements have been met and where these are located in the SA Report.

Table 1.2 Strategic Environmental Assessment Directive Compliance

| Requirement of SEA Directive | Where detailed in this report |
|---|-------------------------------|
| a) An outline of the contents, main objectives of the plan... ...and its relationship with other relevant plans and programmes. | Chapter 3 and Appendix B |
| b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan. | Chapter 2 |
| c) The environmental characteristics of areas likely to be significantly affected. | Chapter 2 |
| d) The environmental problems which are relevant to the plan including, in particular those relating to any areas of a particular environmental importance. | Chapter 2 |
| e) Any existing environmental protection objectives which are relevant to the plan... ...and the way those objectives and any environmental considerations have been | Chapter 4 |

³ The Conservation of Habitats and Species Regulations 2010 (as amended). Statutory Instrument No. 490.

⁴ Underhill-Day, J. & Liley, D. (2012). Cannock Chase Visitor Impacts Mitigation Report. Footprint Ecology. Unpublished report.

| Requirement of SEA Directive | Where detailed in this report |
|--|--------------------------------------|
| taken into account during its preparation. | |

2 BASELINE

2.1 Introduction

The SEA Directive requires the "...*current state of the environment...*" (Annex Ib of the SEA Directive) and the *environmental characteristics of areas likely to be significantly affected...*" (Annex Ic of the SEA Directive) to be identified.

The baseline conditions provide the basis against which significant effects of the DPD can be predicted. It involves:

- Examining the relationship of the DPD with other plans and programmes, to ensure that all relevant environmental protection objectives are identified and that potential conflicts can be addressed within the plan making process;
- Assembling data on the current and future state of the environment (baseline) related to all environmental and sustainability topics which may be affected by the plan. The analysis of data can later be used for establishing the effects of the Local Plan; and
- Identifying present and future environmental problems and opportunities in order that the Core Strategy and Rugeley AAP can address these issues as far as possible.

The development of the baseline for this SA is a process dating back to 2005 with updates made for each successive stage in the SA including some updates made in July and August 2012. It has included work from CCDC, Halcrow and WYG.

2.2 Study area

The study area for the baseline includes the Cannock Chase district and, for the SA of the Rugeley Town Centre Area Action Plan, Rugeley Town Centre itself. In addition, for some environmental issues, such as air quality and climatic factors, transboundary influences are taken into account.

2.2.1 Cannock Chase District Study Area

Cannock Chase District is situated in Southern Staffordshire on the northern edge of the West Midlands conurbation. Cannock is 10 miles from Walsall, 10 miles from Stafford, 12 miles from Wolverhampton and 18 miles from Birmingham. It is the second smallest district in Staffordshire after Tamworth. The district extends 9.4 miles north to south and 6 miles west south west to east south east with a total area of 7,888 ha.

The north eastern boundary is the Trent Valley at an elevation of 65m AOD, with the land rising to the south to the dissected plateau of the Cannock Chase Area of Outstanding Natural Beauty (AONB), which reaches a height of over 230 m in several places. The topography then falls away to the south to between 145 and 110 m at the southern boundaries of the district with Pelsall and Wedges Mills respectively.

The pattern of growth of the urban areas of the district was historically associated with coal mining and more recently (since the 1960s) the substantial growth in residential development to meet both

local and regional needs. There are three main urban centres in the district; Cannock, Hednesford and Rugeley.

2.2.2 Rugeley Town Centre Study Area

Rugeley is situated in the Cannock Chase District in Staffordshire; approximately 40km north of Birmingham City Centre, 13km northwest of Lichfield and 15km southeast of Stafford.

2.3 Reviewing relevant plans, programmes and legislation

The draft Local Plan (Part 1) is not prepared in isolation. It is greatly influenced by other policies, plans, programmes and environmental objectives. Most importantly, it needs to be consistent with international and national guidance, strategic and local planning policies. It also needs to contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture or heritage. It must also conform to environmental protection legislation and sustainability objectives established at an International, European and National level.

This combination of legislation, plans and programmes can impose constraints on, and present opportunities to the emerging vision for the future of Cannock Chase. A review of relevant policy documents is therefore an essential component of establishing baseline conditions. It also helps clarify the role of the draft Local Plan (Part 1) and the context within which it will be operating.

Through this process it is possible to establish:

- sustainability objectives that should be included or reflected in the SA framework;
- other external factors, including environmental issues, that can be addressed by the DPD; and
- whether policies in other plans and programmes could lead to cumulative effects in combination with DPD options.

There is no definitive list of plans that must be reviewed. Although current guidance on SA and SEA suggests a number that will commonly be reviewed in most SEAs, others that were deemed relevant have also been reviewed. As with the baseline, the review of policies and plans has been developed over time. Many of the plans and policies which influenced the initial development of options for the DPD have now been superseded or abolished. For example, the West Midlands Regional Spatial Strategy had influenced housing allocations but the Regional Spatial Strategy is being revoked under recent planning reforms, which means that its influence is diminished. The key policies and plans that have an influence on and are influenced by the draft Local Plan (Part 1) have been updated and are provided in Appendix B. The extent to which they will exert an influence over the draft Local Plan (Part 1) will vary. This review process has allowed any potential synergies to be exploited and any inconsistencies and constraints to be addressed through the development of the draft Local Plan.

Much of the international legislation has been transposed into national legislation and policy, setting standards at the national level and requirements for the integration of strategic policies and programmes at local authority level. Of key importance to the DPDs will be the National Planning Policy Framework (NPPF) March 2012, which sets out national planning priorities. Other important national policies relate to the environment, sustainable development and the creation of sustainable communities, including community empowerment through the Localism Act.

At County level, in the past the main document which influenced the planning of the district was the Structure Plan. Under the new legislation the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 is a “saved” plan. Its policies will still apply over the next two years or until they are replaced by policies within the emerging DPD. In the meantime, they will help to provide context for the Local Plan (Part 1) 2012.

At the district level, the former Local Plan (1997) is also ‘saved’. The Secretary of State has proposed to extend selected saved Local Plan policies beyond the official expiry date of September 2007, until they are superseded by the Local Development Framework documents as set out in the Secretary of State’s letter⁵ on the Cannock Chase District Local Plan.

The Cannock Chase Sustainable Community Strategy (2008-2020) prepared by the Cannock Chase Local Strategic Partnership, in particular must be closely linked with the LDF. The Community Strategy aims to co-ordinate the activities of a wide range of bodies in the public, private and community sectors, aiming towards an agreed vision and working to improve the social, economic and environmental well-being of the district. The LDF will provide the “spatial expression” to those elements of the Community Strategy which relate to the use and development of land.

In addition to the plans listed above, the Cannock Chase Housing Strategy also sets out the strategic housing priorities of the Council. These include the following four principal aims:

- Provide housing choice that meets the needs and aspirations of all residents
- House vulnerable people
- Encourage thriving communities where people want to live and stay
- Modernise the housing stock to provide a decent home for all

The full review of other plans and programmes is presented in Appendix B of this report.

2.4 Baseline Collection

The baseline data are presented fully in Appendix C. The data have been classified into two broad sustainability categories: Socio-economic baseline and environmental baseline. Within these broad categories the data are broken down further under more specific topic headings as follows:

Socio-economic baseline

- Population
- Housing and brownfield sites
- Economy and employment
- Crime
- Health

Environmental baseline

- Biodiversity, flora and fauna
- Geology and soils
- Water
- Air
- Climatic factors
- Material assets (waste)

⁵ Letter from GOWM, on behalf of the Secretary of State, sent to CCDC 7th September 2007.

- Education
- Transport
- Tourism and leisure
- Energy
- Landscape
- Cultural heritage including architecture and archaeology

The scope of the baseline data is to identify both spatial and temporal trends; to present the current situation and any changes within the recent past and how these patterns vary across the district.

Selection of the baseline data is based on the following criteria:

- Current Status;
- Resolution (geographically relevant);
- Interpretability (the ability of the indicator to be interpreted in a way that contributes to understanding of the issues);
- Accessibility (data are available, both for the region and nationally);
- Resonance (able to inform and be intelligible to a wider stakeholder audience);
- Repeatability (the measure must be able to be repeated on an appropriate timescale); and;
- Frequency of measurement (commitment to continued survey and reporting).

It is recognised that not all these conditions will be met in all circumstances. One aspect of the scope for collating baseline data is to identify gaps in the coverage of relevant baseline information. Surrogate measures or new data surveys may be necessary in some instances, and areas where this needs to occur are identified in the monitoring framework (Appendix I). Data sources for the baseline are listed in Appendix C and not repeated in this chapter.

2.5 Key Sustainability Issues

The review of baseline information as presented in Appendix C has allowed a number of sustainability issues relevant to the study areas to be identified. These are issues which take account of current conditions as well as the likely evolution of the baseline in the possible absence of the draft Local Plan (Part 1). The key issues identified are set out in Table 2.1.

Table 2.1: Key Sustainability Issues from Baseline Review

| Baseline Topic | Cannock Chase district study area | Rugeley Town Centre study area |
|-----------------------|--|--|
| Population | <ul style="list-style-type: none"> The population is projected to grow to 101,000 by 2028. The population aged 65 years and over is growing in proportion to the remaining population | (As district level) |
| Housing | <ul style="list-style-type: none"> Population growth is likely to lead to around 6,000 extra households in the district by 2028 Likely to be a significant growth in smaller households with older occupants up to 2028 | <ul style="list-style-type: none"> Low quality Local Authority housing stock |
| Economy | <ul style="list-style-type: none"> High rates of both business start-up and failure (higher than West Midlands regional average) Unemployment linked to decline of traditional industries and current national economic conditions | <ul style="list-style-type: none"> High annual unemployment proportion High youth unemployment Town centre is vulnerable to loss of trade to centres such as Stafford and Lichfield |
| Crime | <ul style="list-style-type: none"> Increasing anti-social behaviour | <ul style="list-style-type: none"> Increase in violent crime |
| Education | <ul style="list-style-type: none"> Uncertainty over impact of recession on education and demand for certain skills | <ul style="list-style-type: none"> Low educational attainment Significant pockets of education, skills and training deprivation |
| Transport | <ul style="list-style-type: none"> Funding announcement for Walsall-Cannock-Rugeley rail electrification scheme Potential for further traffic growth without planning intervention | (As for district level) |
| Health | <ul style="list-style-type: none"> Trends in teenage pregnancy rates, drug abuse cancer, strokes, heart disease and obesity could continue to worsen unless preventative measures are taken. | <ul style="list-style-type: none"> High standardised mortality ratio High number of people with limiting long term illness |

| | | |
|--------------------------|---|---|
| Energy | <ul style="list-style-type: none"> • Speculation that decentralised energy may help to reduce CO₂ emissions and that the recession may act as a driver for firms to reduce costs by increasing their energy and resource efficiency | <ul style="list-style-type: none"> • Rugeley Power Station as a source of sulphur dioxide and greenhouse gases • Rugeley Power Station to potentially convert to the use of biomass fuel. |
| Air | <ul style="list-style-type: none"> • Increased traffic and housing/employment development in the district will likely increase emissions of oxides of nitrogen and sulphur, as well as carbon monoxide, carbon dioxide and ozone. | <ul style="list-style-type: none"> • Air quality at roadsides is poor • Further investment will also reduce NOx and dust emissions from Rugeley Power Station. |
| Climatic factors | <ul style="list-style-type: none"> • Temperature in the region is expected to continue to increase and rainfall will fall in summer and increase in winter in the West Midlands. • Without suitable planning intervention new developments would be less adapted to climate change | (As for district level) |
| Water quality and supply | <ul style="list-style-type: none"> • The River Trent has been identified as having 'poor' ecological status in the River Basin Management Plan (RBMP) and the Burntwood Brook and Saredon Brook as having 'moderate' ecological status. • Improvements to water infrastructure required if water supply and sewerage capacity are to meet forecast growth | <ul style="list-style-type: none"> • Reduction in water table/over abstraction • Risk of pollution to major aquifer underlying Rugeley town |
| Flood risk | <ul style="list-style-type: none"> • Surface Water Management Plan for southern Staffordshire also gave various recommendations to the council and developers about how to alleviate flood risk and where to locate development. It also identified that there are 2,218 properties at risk from future | <ul style="list-style-type: none"> • Several potential development sites are within Flood Zones. Site specific recommendations for Rugeley included in Strategic Flood Risk Assessment Report • Flooding of properties increasing |

| | | |
|-------------------------|--|--|
| | surface water flooding. | |
| Material assets (waste) | <ul style="list-style-type: none"> Key developments in the district should reduce the amount of waste going to landfill in the future. These include an Anaerobic Digestion plant for food waste near the Poplars Landfill site. District waste recycling rates would only continue to improve with investment and collection service provision by the council. | (As district) |
| Biodiversity | <ul style="list-style-type: none"> Various development pressures are affecting the European designated sites and these have been recognised in Appropriate Assessments. Primary threats to Cannock Chase SAC and Cannock Extension Canal are increased recreation and recreation/ pollution respectively | No specific issues identified. |
| Soil | <ul style="list-style-type: none"> Since the 1800s as much as 95% of Staffordshire heath land has been permanently lost. Policies to protect the AONB, the Green Belt, landscape and biodiversity should help to protect soil resources, as should sound flood management planning | <ul style="list-style-type: none"> Soils of high leaching potential |
| Landscape | <p>Deterioration of historic landscape from:</p> <ul style="list-style-type: none"> continued deterioration of field pattern due to lack of hedgerow maintenance increasing recreational impacts and increasing light pollution would serve to deteriorate overall landscape quality if not mitigated by district-wide policies. | <ul style="list-style-type: none"> High levels of light pollution Protection of character and unique qualities of Cannock Chase AONB |
| Cultural heritage | <ul style="list-style-type: none"> 2 out of 8 Conservation Areas at | <ul style="list-style-type: none"> Rugeley Town Centre Conservation |

| | | |
|--|--|--|
| | <p>risk</p> <ul style="list-style-type: none"> • Vulnerability of non-designated historic sites due to lack of protection | <p>Area “at risk” as a result of deterioration of building fabric and public realm areas</p> |
|--|--|--|

2.6 Data limitations and gaps

Government guidance advises that any uncertainties and / or limitations encountered in the SA should be documented. Future SA and monitoring of DPD should take into account these limitations / uncertainties. In undertaking this SA the following uncertainties and / or limitations were encountered:

- At this level it is unknown whether or not development will actually come forward on the sites proposed.
- No field surveys have been undertaken and as such assumptions have been made about the current use of the sites allocated.
- The SA has been based on a combination of quantitative information from a number of sources (e.g. National Statistics) and qualitative assessment using considered judgement. Given the strategic nature of the plan the robustness of the SA is not considered to be compromised by the use of a qualitative approach. Detailed quantitative information relating to the effects of the plan is likely only to be available at a later stage (e.g. once planning applications are submitted).

The study area is largely confined to within the district boundary, making access to geographically relevant data relatively straightforward. In those areas where a more regional pattern is useful, additional sources of information become necessary. Some of these data, such as detailed breakdowns of CO₂ emissions are only available on a West Midlands scale. Some demographic data are also derived from the 2001 Census and are therefore likely to be out of date until the full results of the 2011 Census are published.

The development of the baseline is targeted towards the key issues identified from the SA/SEA process. The data requirements for the baseline have also targeted those that provide small area statistics, at sub-authority level, typically those using Ward or lower level super output area. There are a range of datasets that are available at a national level to provide a rank value with the rest of the country, but more regional and local comparators are often more resonant within Cannock Chase.

For the purposes of the SA the baseline conditions are assumed to be the status quo for Cannock Chase District. Implementation of the Draft Local Plan (Part 1) policies will result in either an improvement to or deterioration in this baseline. If the policies are not implemented (do nothing situation) then it must be assumed that there will be no change to the current baseline conditions. In reality this would not occur as natural and social processes would continue to operate.

Monitoring data are often subject to changes in methodology or reporting that may prevent the establishment of trend data from a known baseline date. Many data that were collected by regional government are no longer collected since the abolition of this tier of government. Trend data and targets are the significant data gaps and these affect certain SA topics; in particular, effective and up-to-date reporting on pollution emission trends and aspects of air, soil (including contaminated land) and water quality are lacking. Consequently, the effects of diffuse pollution and other environmental impacts, such as recreation damage, are often difficult to ascertain. Funding cuts due to the recession may create additional burdens in terms of environmental monitoring and exacerbate this problem.

3 BACKGROUND TO THE DEVELOPMENT OF DRAFT LOCAL PLAN (PART 1)

3.1 Overview

The two principal DPDs which make up the draft Local Plan (Part 1) are the Core Strategy and the Rugeley Town Centre Area Action Plan. Each of these documents has been developed from an issues and options stage, to a preferred options stage through to a pre-publication or draft stage. The draft Local Plan (Part 1) is now at a consultation draft stage. (Refer back to figure 1.1 for an illustration as to how DPDs are developed). The SA work streams have developed alongside each DPD development and have influenced the development of the Plan.

3.2 History of this Plan's Development

Fundamental changes to the planning system were introduced through the Planning and Compulsory Purchase Act (2004). This required CCDC to adopt a Local Development Framework (LDF) in place of its existing Local Plan, which would set out guidelines for the development of Cannock Chase District. In the transitional period the saved policies within the Cannock Chase Local Plan would apply until they are superseded by those within the Local Development Framework (LDF) documents. Details of those saved policies can be found on the CCDC website.

The former Planning Policy Statement (PPS) 12 (now replaced by the National Planning Policy Framework) set out the LDF process. It required Local Planning Authorities to adopt a spatial planning approach. The LDF would not be restricted solely to land use issues, such as identifying where new houses, employment, retail and leisure facilities should be located, but it would go beyond traditional land use planning by integrating policies for development with policies that influence the nature of places and how they function.

CCDC commenced work on the Cannock Chase LDF in 2003 when the new legislation was introduced. The LDF was to comprise three DPDs (Core Strategy, Site Specific Allocations and Rugeley AAP).

3.3 Core Strategy

The Core Strategy sets the overall vision, district-wide objectives and strategic approach for planning development in Cannock Chase District.

In preparing the Core Strategy DPD, concerns were raised in connection with the scale of development proposed within the sub-region and the potential effects (i.e. of increased traffic) on the internationally important Cannock Chase Special Area of Conservation (SAC) lowland heath sites in Cannock Chase Area of Outstanding Natural Beauty (AONB). These concerns affect both Cannock Chase District and a number of neighbouring local planning authorities. Following legal advice Cannock Chase Council decided to delay its Proposed Submission of the Core Strategy until additional studies were sufficiently advanced to ensure those potentially adverse effects could be dealt with via appropriate mitigation measures linked to development. In the meantime, an additional non-statutory stage of consultation was carried out in June / July 2010. The Cannock Chase SAC issue also impacted on the progress of the Rugeley Town Centre AAP to Publication stage, hence the production of, and consultation on, the Pre-Publication Draft (CCDC, 2010).

Subsequently there have been planning reforms brought about by the introduction of the NPPF and the Localism Act. In response to these planning policy developments Cannock Chase District Council has modified its DPD and combined the Core Strategy and Rugeley Town Centre Area Action Plan to form one draft Local Plan (Part 1). Consultation was undertaken on this Draft Local Plan in August/September 2012. The re-introduction of the term 'local plan' for its DPD is a reflection of terminology in the NPPF and recent planning reforms. In response the SA has been revised and re-issued in this current format.

3.3.1 Influence of SA on Core Strategy development

The SA of the Issues and Options stage of the Core Strategy, highlighted key areas of potential adverse impacts arising from some of the strategic development and policy options. These strategic options are as follows.

| Strategic Option |
|--|
| 1. Concentrated development in Cannock, Hednesford and Heath Hayes |
| 2. Dispersed development across all urban communities |
| 3. Norton Canes expansion and reduced dispersed development across all other urban communities |
| 4. New sustainable communities at urban edges |

Strategic Option 4 was assessed as having the most potential for negative impacts. The SA of the Issues and Options informed the development of the Preferred Option, which represented a combination of Strategic Option 2 (the most positively assessed strategic option) with those elements of Strategic Option 4 that were not as detrimental. The policy options taken forward were also informed by the SA recommendations. The SA of the Preferred Option confirmed that most adverse impacts of the strategic options had been addressed. The policy options performed well, particularly in relation to synergistic effects. The negative or uncertain impacts, mainly related to the impacts of growth upon biodiversity, water quantity and quality. Some uncertain effects were also found in relation to landscape character and the green space network. The Core Strategy has developed to address such issues by developing clearer links to key strategies related to water use and quality, strengthening the evidence base on biodiversity and water use and revising policy wordings. There is also more reference in the Core Strategy to the HRA work undertaken by CCDC and others. This HRA work has sought to avoid or mitigate adverse impacts on the SACs of the district.

3.3.2 Modifications since the 2010 Preferred Option of the Core Strategy

An SA Report of the Core Strategy (Preferred Options) was prepared and issued for consultation in June 2010. The overall vision and objectives have not been significantly altered. However, since the previous consultation, there have been some new influences on planning policy which have led to some modifications to the Core Strategy. Firstly, the Community Infrastructure Levy has been introduced (see Appendix B). This has led to the addition of a new Policy (CP2 – Developer

Contributions for Infrastructure). Furthermore, the Localism Act has come into force (see Appendix B). This has led to a further policy to be added. Policy CP4 Neighbourhood-led Planning. These two additions have led to an overall re-numbering of the policies since the preferred options were consulted upon in 2010. Instead of being 14 policies there are now 16. The SA presented in this report has been re-visited to consider the additional policies.

3.4 Rugeley Town Centre Area Action Plan

In 2006 CCDC concluded that Rugeley Town Centre required specific detailed guidance to aid its regeneration and to attract new retail investment. A third of the town's population were known to be shopping elsewhere and action was required to reverse the trend. The Rugeley AAP therefore identifies strategic policies which apply to the whole Rugeley study area. This is followed by specific policies for key sites.

3.4.1 AAP Issues and Options

The Rugeley AAP Issues and Options (WYG, 2008) considered a range of strategic and site specific options for the regeneration and development of Rugeley town centre.

Strategic Spatial Approach

The three options considered for the strategic spatial approach were:

1. Consolidate within the existing core town centre: Option 1 focused on the core town centre area bounded by Horse Fair, Elmore Lane and St Pauls Road / Lichfield Street / Forge Road.
2. Promote edge of centre retail balanced by a strengthened core town centre: Option 2 combined most of the elements of Option 1 but allows for a large food store and other shops to be centred at the edge of the former Celcon site on Leathermill Lane to the east.
3. Expand the town centre to the east: Option 3 develops Option 2 by integrating the developed former Celcon site more fully into the existing town centre.

Opportunity Sites

The ten opportunity sites considered were:

1. The Aelfgar Centre / Former Squash Courts
2. Land Adjacent to the Vine Public House
3. Former Bow Street Nursery
4. Land Adjacent to the Red Lion Public House
5. Former Market Street Garage
6. Rugeley Market Hall, Bus Station and Surrounding Land
7. Wellington Drive Site

8. Former Celcon Blockworks Site and Area Surrounding Leathermill Lane
9. Former Rugeley Health Centre
10. St Joseph and Etheldreda's Church Car Park

The Issues and Options (WYG, 2008) were issued for formal consultation between 3rd March and 21st April 2008.

3.4.2 AAP Preferred Options

Following consultation on the Issues and Options (WYG, 2008), WYG Planning produced the Rugeley Town Centre AAP Preferred Options (WYG, 2009i).

Strategic Spatial Approach

The preferred strategic spatial approach for Rugeley town centre was based upon strategic spatial Option 2 which was set out in the AAP Issues and Options paper (WYG, 2008). The Preferred Options (WYG, 2009) identified that over time, should strategic Option 2 be successfully achieved, there would be the opportunity for Rugeley town centre to further develop in the manner expressed in strategic spatial Option 3 and as supported in consultation.

Opportunity Sites

The preferred option for each of the Opportunity Sites are numbered and shown below. These were developed by taking into account the outcome of consultation and the SA, as well as considering the objectives of the AAP, deliverability and flood risk.

1. The Aelfaar Centre / Former Squash Courts: Residential development (a combination of town houses, semi-detached houses and apartments).
2. Land Adjacent to the Vine Public House: 16 flats for the elderly within two and three storey buildings (extant planning permission).
3. Former Bow Street Nursery: Residential development comprising six one and two bed apartments.
4. Land Adjacent to the Red Lion Public House: Residential development comprising 19 two and three storey flats (extant planning permission).
5. Former Market Street Garage: Residential development (a combination of apartments and semi-detached houses).
6. Rugelev Market Hall, Bus Station and Surrounding Land: Redevelopment of the area to provide a large non-food retail store, reconfiguration of the bus station and a replacement market hall, potentially incorporating some residential development.
7. Wellington Drive Site: Mixed use development comprising retail, business, office and 41 apartments (extant planning permission).

8. Former Celcon Blockworks Site and Area Surrounding Leathermill Lane: Redevelopment of the Celcon Blockworks site to provide a food superstore and petrol filling station, and pub / restaurant and employment uses in the area north of Leathermill Lane.
9. Former Rugeley Health Centre: 64 bed nursing home for the elderly (extant planning permission). It should be noted that as of July 2009, construction was underway on the nursing home.
10. St Joseph and Etheldreda's Church Car Park: Residential development comprising (a combination of semi-detached and terraced houses).

The AAP Preferred Options (WYG, 2009) and the Preferred Option SA report (WYG, 2009) were issued for formal consultation between 13th July and the 24th August 2009.

3.4.3 Pre-publication AAP Options

Following consultation on the Preferred Options, CCDC produced the Rugeley APP Pre-Publication Draft (CCDC, 2010). The Pre-Publication document incorporates views expressed during earlier consultation undertaken at the Issues and Options and Preferred Options stages between July 2008 and August 2009, particularly in respect of the importance of the historic town centre and the canal to the future of Rugeley as a centre and in respect of the latest, post recession, views for the redevelopment sites. This has resulted in the production of eleven policies:

Policy RTC 1: Regeneration Strategy.

Policy RTC 2: Town Centre Land Uses.

Policy RTC 3: Urban Design Principles.

Policy RTC 4: Aelfgar Centre/Former Squash Courts, Taylors Lane.

Policy RTC 5: Market Street Garages.

Policy RTC 6: Rugeley Market Hall/Bus Station and surrounding area.

Policy RTC 7: Land at Wellington Drive.

Policy RTC 8: Former Celcon Blockworks Site, Leathermill Lane/Trent and Mersey Canal Corridor.

Policy RTC 9: Public Realm.

Policy RTC 10: Transport.

Policy RTC 11: Flood Alleviation Measures.

3.4.4 Modifications to the Rugeley Town Centre Area Action Plan since 2010 Consultation

There has been a minor modification to Policy RTC 8 to reflect that there is now planning consent in place for a Tesco superstore at the former Celcon site. Policy RTC 8 has been re-titled as:

Policy RTC 8: Leathermill Lane/Trent and Mersey Canal Corridor.

Policy RTC 9 now includes a bandstand among the cited public realm improvements.

Policy RTC 11 now makes reference to having regard for biodiversity interests when considering flood compensation measures.

Overall the changes are relatively minor and do not impact the overall results of the SA undertaken at pre-publication stage.

The full details of the policies are presented in the draft Local Plan (Part 1) Section 2.

4 SUSTAINABILITY APPRAISAL FRAMEWORK

4.1 An Objectives-led approach

One way of conducting SA is by adopting an objectives-led approach. Although not a requirement of the SEA Directive, objectives are a recognised way of considering the environmental credentials of a plan and comparing the impacts of various alternatives. They are used in conjunction with the baseline to predict environmental effects.

SA objectives provide a methodological yardstick against which the environmental and sustainability effects of a plan can be tested. Where appropriate, targets and indicators can be used to measure progress towards an objective.

4.2 Identification of SA Objectives

The SA objectives are derived from consultation on the DPD SA Scoping Report (CCDC 2005) and consultation on the Site Allocations and Development Control SA Scoping Report (Halcrow 2007). The formulation of SA objectives has taken account of the environmental topics identified in Annex 1 (f) of the SEA Directive, which states that the Environmental (SA) Report should include assessment of the following topics (see box 1).

Box 1: Annex 1(f) of the SEA Directive

Biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and inter-relationship between the above factors.

Environmental protection, social and economic objectives identified in other international, national and regional plans, programmes and legislation (such as those identified in Chapter 3 and the Scoping Report) are also taken into account, together with guidance from consultees. Results from the baseline data collection and identification of problems and opportunities also fed into the identification of SA Objectives. The SA process for the Core Strategy, which took account of the draft Core Strategy SA Report (Halcrow 2009) and the three consultations associated with the reports identified above, resulted in some SA objectives being added for the appraisal of the Core Strategy which were not added for the appraisal of the Rugeley AAP. There is therefore a slight difference between the appraisal of each section of the draft Local Plan (Part 1) (refer to table 4.1).

The SA objectives are used throughout the process to provide an assessment of the Draft Local Plan (Part 1) proposals as well as reasonable alternatives. Indicators and targets are used subsequently for monitoring. Table 4.1 Lists the SA Objectives.

Table 4.1: SA Objectives

| Core Strategy Appraisal no. | Rugeley AAP Appraisal no. | SA Objective | SEA Topic |
|------------------------------------|----------------------------------|---|---|
| 1 | 1 | Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | Biodiversity/ Fauna and Flora/ Landscape |
| 2 | 2 | Ensure health facilities are accessible for those in need. | Human Health |
| 3 | Not used | To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | Population/ Human Health |
| 4 | 3 | Ensure that increasing population in the district has a low impact on its sustainability. | Population/ Material Assets |
| 5 | 4 | Promote Sustainable Water Resource Management in order to lower demand for abstractions | Water/ Soil |
| 6 | 5 | Reduce Nitrate levels in the districts' rivers | Water/ Soil/ Biodiversity/ Human Health |
| 7 | 6 | Understand and adapt to the effects of Climate Change – including flooding. | Climate Change / Water / Biodiversity |
| 8 | 7 | Improve roadside air quality / reduce traffic emissions | Air / Material Assets / Climate Change |
| 9 | 8 | Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. | Air/ Energy / Climate Change |
| 10 | 9 | Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. | Cultural Heritage and Landscape |
| 11 | 10 | Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. | Material Assets / Cultural Heritage and Landscape / Biodiversity / |

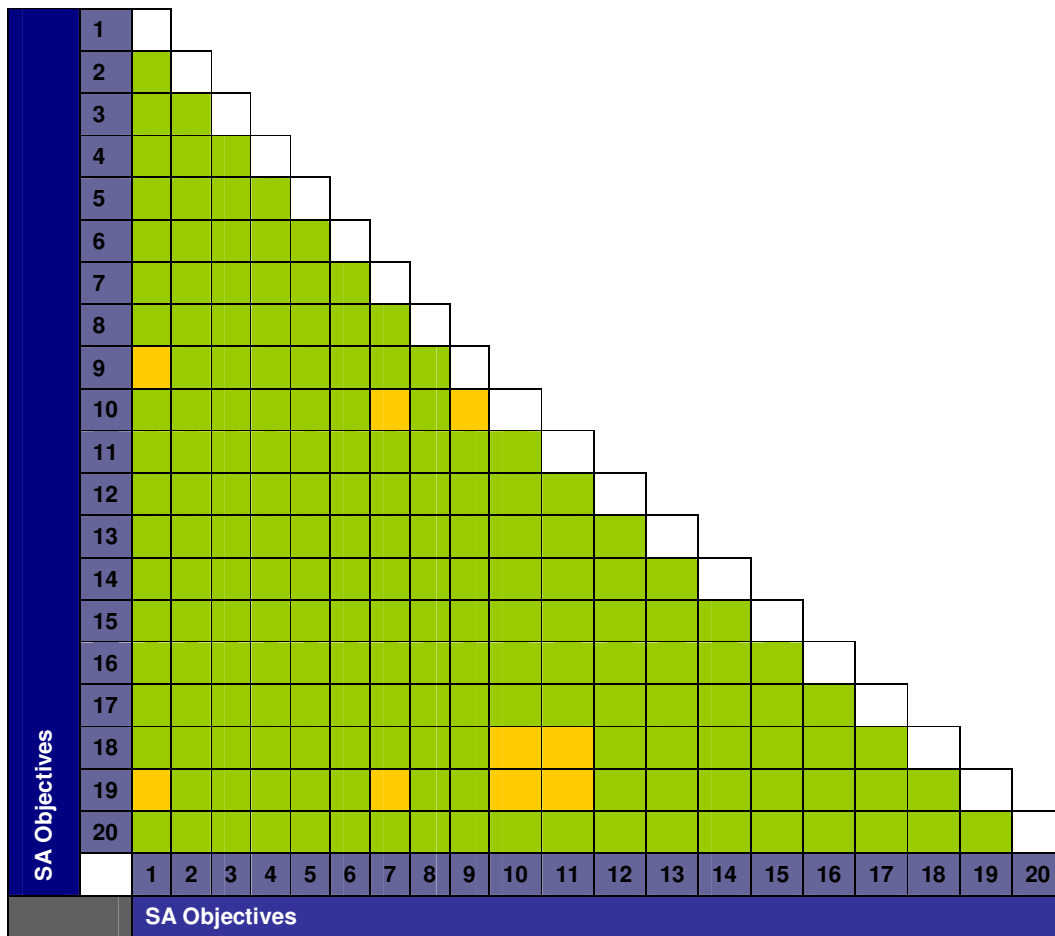
| | | | |
|----|----------|--|---|
| | | | Water and Soil |
| 12 | 11 | Tackle lack of public transport in rural and urban areas. | Material Assets |
| 13 | Not used | To ensure everyone has a decent and affordable home. | Material Assets/ Human Health |
| 14 | 12 | Ensure sustainable design and construction of all new developments. | Material Assets |
| 15 | 13 | Reduce the amount of waste produced and increase the level of reuse and recycling taking place. | Material Assets |
| 16 | 14 | Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | Social |
| 17 | 15 | Promote good design in new developments to reduce crime and the fear of crime. | Social |
| 18 | 16 | Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | Economy |
| 19 | 17 | Enhance the town centres in order to protect and improve their vitality and viability. | Economy |
| 20 | Not used | To protect and, where possible, enhance the historic environment | Material Assets/ Cultural Heritage and Landscape/ Social |

4.3 Compatibility Testing

It is an important part of SA to examine the both compatibility between SA objectives themselves as well as the compatibility between the SA objective and the objectives of the DPD being appraised. This is important to highlight areas where potential conflicts and tensions may exist between goals. This is not the assessment result.

4.4 Internal compatibility between Sustainability Objectives (Core Strategy SA numbers)

The objectives above have been tested to ascertain whether there is any incompatibility between them. The matrix and following commentary below outlines this process.



| Key to Compatibility: | |
|--------------------------|--------|
| Potentially incompatible | Red |
| Uncertain | Yellow |
| Compatible | Green |
| No links | White |

4.5 Commentary (note that objective numbers refers to Core Strategy SA objectives).

Objective 1: compatible with most environmental objectives and in many cases will enhance them. Care needs to be taken that development associated with Objectives 9 and 18 does not put strain on the urban fringe.

Objective 2: compatible with all other objectives.

Objective 3: compatible with all other objectives.

Objective 4: compatible with all other objectives. This objective ensures that increasing population does not adversely effect the achievement of any other objectives.

Objective 5: care needs to be taken to ensure that Objectives 18 and 19 don't increase strain on water resources and that Sustainable Water Resource Management is practiced.

Objective 6: compatible with all other objectives.

Objective 7: depending on the adaptation measures such as flood protection this might have an adverse effect on landscape. (Objective 10). New educational facilities and employment sites also need to be fully adapted to predicted effects of climate change.

Objective 8: compatible with all other objectives.

Objective 9: renewable energy production needs to take into account landscape and townscape (Objective 10) and have a positive rather than adverse effect on it and not be detrimental to biodiversity (Objective 1).

Objective 10: any new developments and measures to adapt to climate change, such as flood defences need to be in keeping with and enhance landscape and townscape character. New economic development could potentially be incompatible with landscape objectives.

Objective 11: compatible with most other objectives but new economic development could put increased pressure on the greenspace network.

Objective 12: any increase in public transport needs to be as low in emissions as possible so as not to impact on Objective 8, however an increase in public transport may take cars off the roads and also reduce emissions.

Objective 13: compatible with all other objectives.

Objective 14: compatible with all other objectives.

Objective 15: recycling facilities need to be designed to take account of biodiversity, water resources, air quality and landscape /townscape character.

Objective 16: new facilities need to be designed so that they do not adversely impact biodiversity, water resources, air quality and landscape/townscape character.

Objective 17: compatible with other objectives.

Objective 18: care needs to be taken to ensure increasing economic activity and development does not damage biodiversity, water resources, and air quality landscape/townscape character.

Objective 19: care needs to be taken to ensure development does not damage biodiversity, water resources, air quality or landscape/townscape character.

Objective 20: compatible with other objectives.

4.6 Draft Local Plan (Part 1) , Section 1, Core Strategy objectives compatibility

Table 4.2 presents the compatibility test of the SA objectives against the Core Strategy objectives.

Table 4.2: Core Strategy objectives compatibility

| Core Strategy Objectives | | SA Objectives | |
|---|--|---------------|---|
| 1. Promote pride in attractive, safe, local communities 2. Create healthy living opportunities across the district 3. Provide for housing choice 4. Encourage a vibrant local economy and workforce 5. Sustainable transport infrastructure 6. Create attractive town centres 7. Provide well managed and appreciated environments 8. Support a greener future | 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ? | 0 |
| | 2. Ensure health facilities are accessible for those in need. | ✓ | 0 |
| | 3. Protection, enhancement and creation of open spaces for leisure and recreation | ? | 0 |
| | 4. Ensure that increasing population in the district has a low impact on its sustainability. | ✓ | ? |
| | 5. Promote Sustainable Water Resource Management in order to lower demand for abstractions | ✓ | 0 |
| | 6. Reduce Nitrate levels in the districts' rivers | ✓ | 0 |
| | 7. Understand and adapt to the effects of Climate Change – including flooding | ✓ | ? |
| | 8. Improve roadside air quality / reduce traffic emissions | ✓ | ? |
| | 9. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | ✓ | ? |
| | 10. Protect, enhance and manage character & quality of landscape and townscape... | ✓ | ? |
| | 11. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. | ✓ | ? |
| | 12. Tackle lack of public transport in rural and urban areas. | ✓ | ? |
| | 13. To ensure everyone has a decent and affordable home. | 0 | 0 |
| | 14. Ensure sustainable design and construction of all new developments | ✓ | 0 |
| | 15. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. | ✓ | 0 |
| | 16. Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | ✓ | ? |
| | 17. Promote good design in new developments to reduce crime and the fear of crime. | ✓ | 0 |
| | 18. Help continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | ✓ | 0 |
| | 19. Enhance the town centres in order to protect and improve their vitality and viability. | ✓ | ? |
| | 20. To protect and, where possible, enhance the historic environment | ✓ | ? |

| ? | Uncertain compatibility | X | Incompatible |
|---|-------------------------|---|--------------|
| ✓ | Compatible | 0 | No links |

4.7 Draft Local Plan (Part 1), Section 2, Rugeley Area Action Plan objectives compatibility

Compatibility tests have been undertaken by WYG for the 17 SA objectives developed to appraise in the Rugeley AAP and the AAP objectives. The full matrix can be found in Appendix D. The following table presents a summary of the results.

Table 4.3: Rugeley AAP objectives compatibility

| Sustainability Appraisal Objective | Rugeley Town Centre Area Action Plan: Key Objectives | | | | |
|------------------------------------|--|------------------------|------------------------------------|---|------------|
| | 1. Shopping | 2. Movement and Access | 3. Community, Leisure and the Arts | 4. Conservation and the Built Environment | 5. Housing |
| 1 | xx✓ | 0 | xx✓ | xx✓ | xx✓ |
| 2 | 0 | ✓ | 0 | 0 | x |
| 3 | 0 | 0 | 0 | 0 | x |
| 4 | x | 0 | x | 0 | x |
| 5 | 0 | 0 | 0 | 0 | 0 |
| 6 | xx✓ | ✓ | xx✓ | xx✓ | xx✓ |
| 7 | ✓x | ✓ | ✓x | 0 | xx✓ |
| 8 | x | 0 | x | 0 | x |
| 9 | ? | 0 | ? | ✓✓ | ? |
| 10 | ✓ | 0 | ✓ | ✓ | ✓ |
| 11 | 0 | ✓ | 0 | 0 | 0 |
| 12 | ? | 0 | ? | 0 | ? |
| 13 | x | 0 | x | 0 | x |
| 14 | 0 | 0 | 0 | 0 | ✓x |
| 15 | ? | 0 | ? | 0 | ? |
| 16 | ✓✓ | 0 | ✓ | 0 | x |
| 17 | ✓ | ✓ | ✓ | ✓ | ✓ |

5 APPRAISAL OF DRAFT LOCAL PLAN (PART 1), SECTION 1: CORE STRATEGY

5.1 Issues and Options Assessment: Summary Findings

A high-level SA of the alternative options for delivering the Core Strategy was carried out in July 2008. The assessment was based on the methodology identified in the Scoping Report, using the SA objectives, the Sustainability Appraisal framework and the baseline and the review of plans, programmes and policies.

The purpose of the assessment was to provide advice and information about the way in which a policy option might affect the environmental, social and economic quality of the Cannock Chase district. This information was used by CCDC to select the Preferred Options.

The key issues identified in the assessment were as follows:

Table 5.1 Summary of Issues and Options Assessment

| SEA Topic | Issues Arising |
|---------------------------------|--|
| Biodiversity | <ul style="list-style-type: none"> Urban edge expansions may add pressure to habitats and species around the urban edges Development pressures on Greenfield land may have impacts on habitats and species New road infrastructure provision to serve Pye Green and Heath Hayes could lead to habitat fragmentation, air pollution (e.g. NOx deposition on habitats) and disturbance to species from noise. |
| Air | <ul style="list-style-type: none"> Improved transport links could cause increased air pollution unless public transport is prioritised Increasing development to be strategically placed near to the M6 toll and A5 may lead to increased vehicular emissions in the future New road infrastructure provision to serve Pye Green and Heath Hayes would lead to increased air pollution |
| Cultural Heritage and Landscape | <ul style="list-style-type: none"> Development pressures on Greenfield land may have visual impacts and affect local landscape character and distinctiveness New road infrastructure provision to serve Pye Green and Heath Hayes could have visual impacts and affect local landscape character and distinctiveness |







The next stage in the SA process was a High-level assessment of Preferred Options (April 2009). This has subsequently been updated in 2012 to take account of minor changes to the Core Strategy, as presented in the draft Local Plan (Part 1), resulting from the Localism Act and National Planning Policy Framework. The assessment is described in the next section.

5.2 Assessment of Preferred Options and Significant Effects

5.2.1 Assessment methodology

Assessment of the preferred options, a key output of this stage, involves prediction of effects for each Core Strategy policy against every sustainability objective. The assessment is expressed using the significance criteria outlined below.

Figure 5.1 Assessment significance criteria

| Symbol | Description |
|---|---|
|  | Very sustainable - Option is likely to contribute significantly to the SA/SEA objective |
|  | Sustainable - Option is likely to contribute in some way to the SA/SEA objective |
|  | Neutral – Option is unlikely to impact on the SA/SEA objective |
|  | Uncertain – It is uncertain how or if the Option impacts on the SA/SEA objective |
|  | Unsustainable – Option is likely to have minor adverse impacts on the SA/SEA objective |
|  | Very unsustainable – Option is likely to have significant adverse impacts on the SA/SEA objective |

The effects are assessed in terms of geographic and temporal scale, permanence of effect and likelihood of occurrence.

- Geographic scale relates to predicting effects that will have an effect at a national, regional or local level.
- Temporal scale relates to effects that are likely to be in the short term (0-10 years); medium term (10 -20 years) and long term (over 20 years).
- Permanence criteria- Temporary or Permanent
- Likelihood of occurrence – high, medium or low

5.2.2 Identifying the Preferred Options

Following discussion and consideration of the assessment of alternatives, the following Preferred Option(s) were identified by CCDC. These are the delivery mechanisms of the Strategic Objectives.

- Preferred Option 2 – Focus Development across the existing settlements of Cannock/Hednesfords/Heath Hayes, Norton Canes and Rugeley/Brereton developing service provision to meet existing balances in housing across the district.

5.2.3 Criteria for Assessment of Effects

Annex II of the SEA Directive requires that, in relation to Article 3 (5), a range of criteria should be considered when determining the likely (positive or negative) significance of effects (see box 1 below). These criteria have been incorporated into the assessment process at this stage through the use of Detailed Assessment Matrices (see Appendix E). These tables have been designed to incorporate a quantitative assessment of strategic environmental effects on the criteria listed in

Annex II of the Directive. The tables assess each Indicative Action by assessing effects on each of the SA Objectives in terms of probability, duration, frequency and reversibility of the effects. The magnitude and spatial extent of a particular effect is used to inform the predicted level of significance. The findings from these tables are presented in the following sections along with an assessment of interactive, synergistic and cumulative effects.

Box 1: ANNEX II (of the SEA Directive 42/2001/EC) - Criteria for the assessment of significant effects

Criteria for determining the likely significance of effects referred to in Article 3(5)

1. The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
 - environmental problems relevant to the plan or programme;
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
 - the probability, duration, frequency and reversibility of the effects;
 - the cumulative nature of the effects;
 - the trans-boundary nature of the effects;
 - the risks to human health or the environment (e.g. due to accidents);
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage;
 - exceeded environmental quality standards or limit values;
 - intensive land-use;
 - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Besides concentrating on specific strategic significant effects of a proposed Preferred Option, another important part of the assessment process is the recognition of the Core Strategy characteristics. These are carefully considered as part of the assessment process using the PPP review and baseline information.

5.2.4 Quantifying Significance

At a strategic level it is usually very difficult to assess significant effects in the absence of widespread data. Instead orders of magnitude are used based on geographic significance and impact magnitude. Figure 5.1 illustrates this order of magnitude for positive and negative effects. The classification 'neutral' is potentially misleading as in some cases there will either be no effect or if there is an effect it is so small as to not be significant and hence neutral. For example, the effect of increased knowledge within the Information and Communications Technology (ICT) sector is unlikely to have a significant effect on biodiversity; it will nevertheless have inconsequential positive indirect effects such as the management of biological and geological records using ICT.

5.2.5 Assessment Results

Appendix E presents the conclusions from each of the Detailed Assessment Matrices. This includes mitigation recommendations (if relevant), as documented in each table. Chapter 7 provides a prescribed mitigation in further detail and includes best practice sustainability recommendations for the draft Local Plan (Part 1).

Limitations in terms of the level of detail and confidence of assessment are cited (see Appendix E); where uncertainty exists, the worst case scenario has been assumed in accordance with the precautionary principle. Significance has been measured using the orders of magnitude identified in Table 5.1.

5.3 Core Strategy Preferred options assessment results - Summary

In general terms, most Core Strategy Policies are assessed to have a positive effect when compared against most sustainability objectives and only 7 minor negative effect scores are observed. Most of these negative scores relate to water resources and flood risk under area wide policies or the cumulative impact of all development on the district's overall sustainability. On their own most policies are likely to bring positive effects as well as some uncertain effects; however a key aspect to note is that interface of district-wide policies among themselves and with area-wider objectives will have significant synergistic and cumulative positive impact on sustainable development in the District.

Overall, the sustainability effects of the Local Plan are predicted to be predominantly positive, with a significant amount of uncertain effects, and very few minor negative effects. Potential cumulative positive effects on various sustainability objectives were also predicted. The uncertain scores particularly related to the soil, landscape character, biodiversity and waste themes. The assessment notes that some uncertainties could be reduced through the interlinking of policies, as suggested in the Core Strategy, however some uncertainties relate to the level of detail required to make an assessment. A lower level plan or strategy, such as Supplementary Planning Documents or Area Action Plans and planning applications may take these uncertainties into consideration and attempt to limit any negative sustainability effect.

At the Preferred Options stage the Core Strategy was assessed as not fully addressing the issue of increased water demand management in the future, particularly with the proposed expansion of housing and employment development. However the draft Local Plan (Part 1) Core Strategy now refers to the Water Cycle Strategy, which will help to mitigate any over-abstraction risk.

The SA also concluded that although some public transport improvements are proposed for the district, more specific measures and targets may be needed to tackle the lack of public transport in rural areas.

Table 5.2 Policy assessment summaries from the detailed assessment matrices

| CS Option | Overall Effect | Recommendation/Mitigation |
|----------------------|---|---|
| Vision | <p>The spatial vision and preferred strategic approach score very well against most of the environmental, social and some economic objectives.</p> <p>The objectives are likely to have a significant positive impact on addressing factors that contribute to sustainable construction. This will also have positive impacts on air quality, water, waste.</p> <p>The vision aims to enhance the districts Conservation Areas and AONB which will enhance landscape and townscape.</p> <p>By advocating a balance between homes and jobs the vision reduces the need for people to commute out of the district. This will help to enhance the districts economy, revitalise town centres and help reduce private vehicle usage and its associated emissions.</p> <p>The vision aims to achieve good services and facilities for all, which will improve overall health. Providing for a prosperous, safe healthy place to live and work will progress several of the SA objectives, including crime and sustainable growth. There are no adverse environmental, economic or social effects anticipated for the vision.</p> <p>The vision takes a positive approach to renewable energy generation and usage.</p> | <p>Cannock Chase has an area of air quality management and as such improving air quality both in urban and rural setting is important. Specific reference to air quality and reduced emissions are recommended be included in the vision to reflect Cannock Chase's commitment to enhance air quality, and in turn vehicle emission reduction.</p> <p>Whilst sustainable construction methods will be upheld through the vision, reference to waste reduction and material management is recommended.</p> |
| CP1: Strategy | <p>Green Belt will be protected from most development.</p> <p>Overall, new employment and housing development has the potential to have cumulative impacts on sustainability – for example biodiversity could be adversely affected if mitigation is not fully implemented.</p> <p>New employment and housing development could lead to an increase in private vehicle usage and journey length unless employment and housing are balanced and sustainable transport options are feasible</p> <p>Development will have positive impacts for regenerating the local economy and revitalising town centres</p> | <p>Strict adherence to CP12 (Biodiversity and Geodiversity) and CP14 (Landscape Character and Cannock Chase AONB)</p> <p>Examine green belt affected on a case by case basis to weigh up economic against environmental benefits</p> <p>Strict adherence to CP10 (Sustainable Transport) and implementation of live/ work units (as specified in CP9) and other measures designed to reduce car use.</p> <p>EIAs, and SPD SAs should inform mitigation. The monitoring framework should ensure that mitigation is well targeted and up-to-date.</p> |

| CS Option | Overall Effect | Recommendation/Mitigation |
|--|--|---|
| CP2: Developer Contributions for Infrastructure | It is assumed that this policy will be positive in providing more income to deliver communal infrastructure such as recreational areas, transport and health services. | |
| CP3: Design – Chase Shaping | <p>The overall effect of this policy is positive – cultural and historic heritage will be protected, opportunities for crime will be minimised and energy use and climate change will be considered.</p> <p>There are uncertain effects on waste and recycling.</p> <p>No reference to enhancing the greenspace network is provided.</p> <p>Inclusion of local community in shaping the design adds to the positive social effects</p> | |
| CP4 – Neighbourhood-Led Planning | There is significant uncertainty about how this policy will impact SA objectives. Individual neighbourhoods are likely to have different priorities than district, national or even international interests. The cumulative impact of this policy enacted could be significant. | The Local Plan (Part 1) should provide a clear framework of the types of actions which are considered “sustainable” and those which would be considered “unsustainable” in order to minimise adverse cumulative effects. |
| CP5: Social Inclusion or Healthy Living | <p>The policy will have an overall positive effect on most objectives, mainly environmental and social. Good provision of health facilities will help improve overall public health. Provision of a wide range of facilities with good access by public transport will help to improve overall quality of life.</p> <p>There is uncertainty as to the impact the policy will make against the greenspace network and landscape at this stage</p> | <p>Promoting public transport to encourage healthier living.</p> <p>Improvements to the canal network need to be carefully considered. Consider limiting open space development if it is likely to interfere with biodiversity or impact on Natura 2000 sites</p> <p>Consider linking Policy with CP 10 and CP16.</p> <p>Consider policies to discourage private transport and to increase public transport patronage and cycling and walking. Make reference to improved air quality and increased cycling and walking leading to better public health.</p> <p>Promote use of previously developed land for creating public spaces</p> |
| CP6: Housing Land | This policy has scored two negative effects on biodiversity and general sustainability but contains mostly uncertain impacts. It is likely to have positive effects however under, | Ensure no adverse effects on townscape, cultural heritage and the historic environment. |

| CS Option | Overall Effect | Recommendation/Mitigation |
|-----------------------------------|--|---|
| | <p>health, population and air and town centre revitalisation.</p> | <p>Policy should describe that development sites will not be chosen if they are likely to have a significant effect on wildlife. Consider cross-referencing CP12 here.</p> <p>The policy should state that development should not have a significant impact on the environment in terms of visual amenity, wildlife and flood-risk.</p> <p>The policy should make reference to the implications of climate change due to an increased population and increased demand for water, food, minerals and energy resources. Cross-reference CP16.</p> <p>The policy should suggest a mechanism to ensure that future demand does not exceed environmental capacity of the resource base. Consider strategic alliance over sustainable resource issues with other local authorities, the Environment Agency and other stakeholders.</p> <p>New developments should adopt Sustainable Construction methods (overall project rather than individual buildings)</p> <p>EIAs and SPD SAs should inform mitigation. The monitoring framework should ensure that mitigation is well targeted and up-to-date.</p> |
| <p>CP7: Housing Choice</p> | <p>This policy is informed by the District Housing Strategy. The policy will maintain social objectives. It will ensure increased housing provision which will positively contribute to population growth, waste and town centre enhancement.</p> <p>Development on urban extensions will have a negative impact on biodiversity and other environmental features.</p> <p>Variable affordable housing target is likely to reflect prevalent market conditions and ensure planning accordingly.</p> | <p>Ensure no adverse effects on townscape, cultural heritage and the historic environment – link policy to CP15.</p> <p>New housing should consider climate change adaptation design and not interfere with visual impacts, landscaping or character of the area – link to CP12 and CP16.</p> <p>Reference should be made to maximising the use of previously developed land</p> <p>Avoid using PDL with</p> |

| CS Option | Overall Effect | Recommendation/Mitigation |
|------------------------------------|---|--|
| | | <p>established wildlife habitat. Consider linking with CP16</p> <p>Ensure measures in place to tackle run-off/ pollution and flooding issues, refer to CP16</p> <p>Refer to sustainable design measures needed to maximise biodiversity potential and enhancing the greenspace network</p> |
| CP8: Employment Land | <p>Overall this policy incorporates aspects of economic growth.</p> <p>The policy has scored a negative impact on general sustainability but scoring is uncertain over environmental issues such as air quality and CO₂ emissions.</p> <p>If implemented in conjunction with policy CP9 and CP16 this policy is likely to achieve a sustainable growth in the district that increases town centre viability.</p> <p>Although positive on many aspects, the effects were uncertain against biodiversity, landscape, greenspace network, historic environment and climate change objectives.</p> | <p>Ensure no adverse effects on townscape, cultural heritage and the historic environment – link policy to CP13.</p> <p>The policy should make reference to the implications of climate change due to increased employment land – e.g. flooding, water usage. Cross-reference CP16.</p> <p>Policy should describe that development sites will not be chosen if they are likely to have a significant effect on biodiversity.</p> <p>Future employment and mixed use buildings should be encouraged</p> <p>Future employment buildings should be encouraged to adopt renewable energy generation.</p> <p>Policy should refer to maximising use of PDL</p> <p>EIAs and SPD SAs should inform mitigation. The monitoring framework should ensure that mitigation is well targeted and up-to-date.</p> |
| CP9: A Balanced Economy | <p>The policy score well against the SA objectives</p> <p>The policy will have a significantly positive effect on economic growth and educational aspirations with a positive impact on the town centre, population and transport.</p> | <p>Recommend Policy be linked with CP16 in order to encourage economic opportunities where resources can be sustainably used and which make good use of existing infrastructure and reduce the need for employees to travel by car.</p> |
| CP10: Sustainable Transport | <p>This policy aims to mitigate the negative effects of private vehicle usage and encourages measures to improve</p> | <p>Use of Sustainable Drainage Systems wherever possible, indirect link to reducing climate</p> |

| CS Option | Overall Effect | Recommendation/Mitigation |
|--|---|---|
| | <p>opportunities for public transport, cycling, walking, and the use of 'Chase Line' to help reduce air pollution and traffic emissions. It will increase health benefits due to more cycling and walking and less air pollution. The policy is therefore likely to have a significant positive impact on the air quality objective and public transport and a positive impact on biodiversity, population, climate change, waste, and CO₂ emissions.</p> <p>A more sustainable transport system will help produce an overall sustainable development pattern that will allow the district to prosper and help the town centre maintain its vitality.</p> <p>The joining up of housing and employment with transport links will allow for more people to access services and jobs. For this reason it will have a positive effect on social and economic objectives such as health</p> <p>Any infrastructure improvement may affect landscape views; therefore an uncertain score was given.</p> | <p>change can be made with CP16</p> <p>In addition to improvements to cyclist facilities, policy should encourage employers to promote sustainable transport, such as green travel plans, car pools etc</p> <p>Prioritise development of previously used land, wherever practicable</p> |
| CP11: Centres Hierarchy | <p>By locating development in the three main towns and resisting out of town retailing, landscape and townscape should largely be protected from any adverse effects of new development. This will help to reduce the need to travel which will improve air quality.</p> <p>The regeneration and Area Action Plans will ultimately increase the economic growth of the district and revitalise the town centre significantly</p> <p>Promoting good design should ensure crime is reduced.</p> <p>There are still uncertainties against the greenspace network and air pollution</p> | <p>Consider creating opportunity to encourage climate change proofing of retail and commercial spaces – refer to CP16</p> <p>Refer to CP10 to ensure sustainable transport is an integral part of this policy.</p> <p>Co-ordinated approach with neighbouring town centres to ensure they each have strong economic advantages to maintain their vitality</p> |
| CP12: Biodiversity and Geodiversity | <p>The policy has scored very well and is likely to have significant positive impact on biodiversity, greenspace network and landscape and townscape objectives. Also positive impacts on air quality, population and growth, climate change and the town centre. Flood risk is also likely to be reduced.</p> <p>By protecting natural landscape, local distinctiveness and pride of place will be encouraged.</p> | <p>Policy should support 'enhancement' of green spaces.</p> <p>Strengthening public transport linkages along green spaces within town centres and between the town centres and other parts of the District will have positive effects</p> <p>Ensure landscape and biodiversity protection also takes into account local historic assets and does not diminish their value or setting. Developer contributions could help to</p> |

| CS Option | Overall Effect | Recommendation/Mitigation |
|--|--|--|
| | | enhance historic sites and associated biodiversity. |
| CP13: Cannock Chase Special Area of Conservation (SAC) | Policy is likely to protect biodiversity, landscape and townscape features whilst promoting development. | Policy should support enhancement of SAC, and biodiversity features along with protecting them. |
| CP14: Landscape Character and Cannock Chase AONB | <p>This policy scores positive against biodiversity, but uncertain against population, air quality and landscape as the actual impact cannot be assessed at this stage.</p> <p>In terms of air quality, increased visitors will cause an impact which at this stage cannot be determined.</p> | Policy should state a requirement to make provisions for monitoring after development. |
| CP15: Historic Environment | <p>This policy approach aims to preserve various features of the historic environmental and therefore scores positively against biodiversity, health, landscape and green space network.</p> <p>Respecting cultural heritage will help to preserve the town's vitality and increase inward investment and tourism. Provision of access to historic assets is beneficial, however care must be exercised such that human intervention does not lead to deterioration or fragmentation of any biodiversity on such sites.</p> | |
| CP16: Climate Change and Sustainable Resource Use | <p>This policy scores positively on environmental objectives such as biodiversity health, population and growth, climate change, CO₂ emissions.</p> <p>The policy refers specifically to flood risk issues and it incorporates the need for sustainable construction.</p> <p>A significant positive impact on sustainability is envisaged as sustainable construction methods such as CfSH incorporate an element of waste efficiency.</p> <p>The landscape and townscape and nitrate levels objective scores are uncertain as the impact of renewable energy installations or sustainably constructed buildings on townscape is unknown.</p> | <p>Policy should also refer to adapting to climate change impacts other than flooding, e.g. storminess, temperature change. Policy could also refer to flooding from non-fluvial sources, e.g. rainfall and surface water drainage.</p> <p>Recommend reference to best practice guidance to inform future policy on renewable energy installations</p> |
| Area Implications (AI): Cannock, Hednesford and Heath Hayes | <p>This area proposal has various impacts incurring on it in regards to the SA objectives.</p> <p>Incursions into greenbelt at Heath Hayes/Wimblebury need to take into account local biodiversity giving an</p> | Although rail and bus improvements are proposed, specific reference to encouraging public transport is recommended |

| CS Option | Overall Effect | Recommendation/Mitigation |
|-----------------------------|---|--|
| | <p>uncertain outcome; this is reflected in other environmental issues such as waste, climate change and CO₂ emissions. Most environmental and social issues are progressed but use of greenbelt land needs to be carefully controlled</p> <p>Sustainable transport options are promoted therefore there is a positive score allocated.</p> <p>There are uncertainties about the impacts of waste production, education and crime as these are unknown at this stage. The recognition of all towns as centres in their own right allows for a very positive impact on town vitality. Overall the economy will receive a positive impact.</p> | <p>Include reference to implications of providing employment and housing land for water abstraction in the region, taking into account climate change predictions</p> <p>Refer to locating housing and employment land in locations well served by services and areas designed to maximise recycling/re-use and minimise private vehicle usage</p> <p>Ensure increased housing provision does not lead to increased recreational pressure on sensitive areas, such as Cannock Chase SAC</p> |
| Rugeley and Brereton | <p>This area proposal has some potentially negative impacts relating to recreation pressure and water demand and abstraction pressures on the environment.</p> <p>The new housing development in Lichfield will have sustainable transport links to local facilities and employment sites which is a positive but the indirect impacts on environmental issues such as air quality, CO₂ emissions and green space are uncertain at this time.</p> <p>Increased housing provision may have an unsustainable impact on biodiversity, water.</p> <p>Most environmental and social issues are progressed but additional housing may have recreation impacts on the AONB/SAC and flood risk management will need to be undertaken e.g. land north west of Rugeley along the River Trent flood plain. New houses may also have social effects on existing communities.</p> <p>Improved training opportunities linked to new employment results in a positive impact.</p> <p>Protection of the landscape, greenspace network recreational facilities will have a positive impact.</p> | <p>Ensure increased housing provision does not lead to increased recreational pressure on sensitive areas, such as Cannock Chase SAC</p> <p>Include reference to implications of providing employment and housing land for water abstraction in the region, taking into account climate change predictions</p> <p>Ensure new development areas, e.g. houses in Lichfield district, are well served by sustainable transport modes</p> <p>Refer to locating housing and employment land in locations well served by services and areas designed to maximise recycling/re-use and minimise private vehicle usage</p> |
| Norton Canes | <p>Norton Canes has a mixture of impact results affecting the SA objectives.</p> <p>New housing to south of Norton Canes may have an impact on biodiversity; this may also prove unsustainable for water resources and climate change.</p> | <p>Incursions into greenbelt to north and south-east of Norton Canes to take into account local biodiversity</p> <p>Include reference to implications of providing</p> |

| CS Option | Overall Effect | Recommendation/Mitigation |
|---|---|---|
| | <p>Although most of environmental and social impacts are progressed, use of greenbelt land needs to be carefully monitored in order development on it is minimised and PDL is favoured.</p> <p>Sustainable transport options are promoted which will have an indirect positive impact on air quality. This also allows for a positive impact on the greenspace network and the protection and enhancement of local landscape.</p> <p>As sustainable transport methods are encouraged no direct reference of location is given and so could prove to be unsustainable in connecting urban and rural settlements</p> <p>It is uncertain how the approach will impact on waste or educational facilities.</p> <p>The overall approach will have positive effect on the economy, bringing more inward investment and a very positive impact on the centre's vitality.</p> | <p>employment and housing land for water abstraction in the region, taking into account climate change predictions</p> <p>Include reference to different types of flood risk and extreme weather events</p> <p>Ensure results of Appropriate Assessment direct decisions that might affect the Cannock Extension Canal SAC</p> <p>Refer to locating housing and employment land in locations well served by services and areas designed to maximise recycling/re-use and minimise private vehicle usage</p> |
| <p>Cannock Chase AONB and the Rural North (including Rawnsley, Hazelslade, Prospect Village, Cannock Wood and Slitting Mill)</p> | <p>This approach is likely to have a positive impact on the AONB. Rural sites are generally protected from development and so will give a positive score to most environmental impacts. Although there are still many uncertainties regarding water resource, nitrates, climate change, waste, sustainable construction and design and educational facilities the approach lacks any significant mention of them.</p> <p>Improved local service provision and community transport links should progress air quality and reduce emissions objectives.</p> <p>The AONB Management Plan will contribute to the positive impact of landscape and townscape enhancements.</p> <p>The carefully managed rural business appropriate to the community will result in a very positive impact on the economic objective.</p> | <p>Include reference to sustainable water resource management</p> <p>Refer to locating housing and employment land in locations well served by services and areas designed to maximise recycling/re-use and minimise private vehicle usage</p> <p>Need a clearly defined plan to improve public transport links</p> |
| <p>The Rural South</p> | <p>While the need to accommodate Gypsy, traveller and travelling showpeople's needs impacts on water resource, climate change, air quality, waste are not mentioned as a result and the impact remains uncertain. There could be unsustainable levels of nitrates in the water.</p> <p>Consideration of potential encroachment of development into the greenbelt is noted.</p> | <p>Greenbelt incursions and employment provision should be done to avoid harmful impacts on biodiversity</p> <p>Provide more information as to how the Green Belt, biodiversity, the farming community, historic environment and landscape will</p> |

| CS Option | Overall Effect | Recommendation/Mitigation |
|-----------|---|--|
| | <p>The overall impact on biodiversity is uncertain.</p> <p>Negative impacts have been assumed for landscape (sense of place) and historic environment. The vision does see that these aspects are protected but there is insufficient detail currently to see how this would be achieved.</p> <p>The creation of a sustainable transport system will be positive for social objectives such as health, the economy and accessibility, while also being positive towards environmental aspects such as the Greenspace network.</p> | <p>be protected from development pressures.</p> <p>Include reference to sustainable water resource management</p> <p>Refer to locating housing and employment land in locations well served by services and areas designed to maximise recycling/re-use and minimise private vehicle usage</p> <p>Need a clearly defined plan to improve public transport links</p> <p>Ensure results of Appropriate Assessment direct decisions that might affect the Cannock Extension Canal SAC</p> |

5.3.1 Summary of the Preferred Policy options appraisal results

Table 5.3 presents a summary of the results of the assessment of the Core Strategy presented in the detailed assessment matrices in Appendix E.

Table 5.3 Assessment summary table – Core Strategy Vision, Policies and Area Implications

| CS Policy | SA Objective | | | | | | | | | | | | | | | | | | | |
|-----------|--------------|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|------|------|------|------|------|------|------|------|
| | SA1 | SA2 | SA3 | SA4 | SA5 | SA6 | SA7 | SA8 | SA9 | SA10 | SA11 | SA12 | SA13 | SA14 | SA15 | SA16 | SA17 | SA18 | SA19 | SA20 |
| Vision | + | ++ | + | + | + | + | + | + | ? | + | + | ++ | ++ | ++ | + | + | ++ | + | + | + |
| CP1 | - | + | + | - | ? | 0 | ? | ? | ? | + | ? | ? | + | + | ? | 0 | + | + | + | ? |
| CP2 | ? | + | + | ? | ? | 0 | + | + | + | ? | 0 | + | + | + | 0 | ? | 0 | ? | 0 | 0 |
| CP3 | ++ | + | ? | + | ? | 0 | + | + | 0 | + | ? | + | + | + | ? | ? | ++ | 0 | ++ | ++ |
| CP4 | ? | ? | ? | ? | ? | 0 | ? | ? | ? | ? | ? | ? | ? | ? | 0 | ? | ? | ? | ? | ? |
| CP5 | 0 | ++ | ++ | + | 0 | 0 | 0 | + | 0 | + | + | + | 0 | 0 | 0 | + | 0 | 0 | + | + |
| CP6 | - | + | ? | - | ? | ? | ? | + | ? | ? | + | ? | + | ? | ? | 0 | ? | + | + | ? |
| CP7 | ? | 0 | 0 | ? | 0 | 0 | ? | 0 | 0 | ? | ? | 0 | ++ | ? | ? | 0 | ? | 0 | + | ? |
| CP8 | ? | 0 | ? | - | ? | ? | ? | + | ? | ? | ? | + | 0 | ? | ? | 0 | ? | ++ | ? | ? |
| CP9 | ? | + | 0 | 0 | 0 | 0 | 0 | + | 0 | ? | ? | ? | 0 | 0 | 0 | 0 | 0 | ++ | + | ? |
| CP10 | + | + | ++ | + | 0 | 0 | + | + | 0 | ? | + | ++ | 0 | 0 | ? | 0 | 0 | 0 | + | ? |
| CP11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ? | 0 | + | ? | 0 | 0 | 0 | 0 | 0 | + | ++ | ++ | 0 |
| CP12 | ++ | 0 | + | + | 0 | 0 | + | + | 0 | ++ | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + |
| CP13 | + | 0 | ++ | + | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| CP14 | + | 0 | ? | ? | ? | 0 | 0 | ? | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + |
| CP15 | + | 0 | ? | + | 0 | 0 | 0 | 0 | 0 | + | + | 0 | 0 | 0 | 0 | 0 | 0 | + | + | ++ |
| CP16 | + | 0 | + | + | + | ? | + | 0 | + | ? | 0 | 0 | 0 | ++ | ++ | 0 | 0 | 0 | + | ? |
| AI 1 | ? | + | + | ? | ? | 0 | ? | ? | ? | + | + | + | + | + | ? | ? | ? | + | ++ | + |
| AI 2 | - | ? | + | ? | ? | 0 | + | ? | ? | + | + | + | + | + | ? | + | ? | + | + | + |
| AI 3 | ? | ? | + | ? | ? | 0 | ? | + | ? | + | ? | - | + | + | ? | ? | ? | + | ++ | + |
| AI 4 | + | + | ? | + | ? | ? | + | ++ | 0 | + | ? | - | 0 | ? | ? | ? | ? | + | 0 | + |
| AI 5 | ? | + | + | ? | ? | ? | ? | - | 0 | - | + | + | 0 | ? | ? | ? | ? | + | 0 | - |

5.3.2 Summary of the Core Strategy Objective Appraisal Results

The following table summarises the performance of the Core Strategy Objectives in the Detailed Assessment Matrices.

Table 5.4: Summary of the Core Strategy Objective Appraisal Results

| Core Strategy Objective | Overall effect | Recommendation/ mitigation |
|--|---|--|
| 1: Promote pride in attractive, safe, local communities | The objective has neutral or positive scores for all SA Objectives. Policies supporting this objective are likely to minimise opportunities for crime | |
| 2: Create healthy living opportunities across the district | The objective has neutral or positive scores for all SA Objectives and scores particularly well for economic regeneration effects. Increased leisure use of canal could have impacts on biodiversity, in particular the Cannock Extension Canal SAC | Recreational impacts on the SAC should be monitored by Natural England and the Environment Agency |
| 3: Provide for housing choice | This objective is likely to have important social benefits by catering for the needs of different communities and increasing the supply of affordable and aspirational housing. It supports brownfield development, which is commendable, however the negative impact of housing development on greenfield land will affect environmental resources such as landscape and biodiversity. | <p>There may be impacts on biodiversity associated with greenfield or previously developed (brownfield) land</p> <p>Water infrastructure must be upgraded to accommodate increased demand for water supplies.</p> <p>Consult Environment Agency to ascertain where development would have least impact on water resources</p> <p>New developments on former agricultural land should bear in mind potential pollution to water sources.</p> <p>Ensure new neighbourhoods use sustainable design methods, e.g. Sustainable Urban Drainage Systems.</p> <p>New housing developments under this objective should be in keeping with local character and avoid areas of historic interest or enhance where appropriate</p> |
| 4: Encourage a vibrant local economy and workforce | This objective is likely to have important economic regeneration effects for the district but the exact nature of the development will affect various aspects of sustainability. | <p>The use of brownfield land should be more explicitly mentioned.</p> <p>Consult Environment Agency to ascertain where development would have least impact on water resources</p> <p>New developments on former agricultural land should bear in mind potential pollution to water sources.</p> <p>Employment sites should be located near to urban centres wherever possible in order to keep town centres shops and services viable</p> <p>New employment developments under this objective should be in keeping with local character avoid areas of historic interest or</p> |

| | | |
|--|---|---|
| | | enhance where appropriate |
| 5: Sustainable Transport Infrastructure | This objective scores positively under most SA objectives and should provide better air quality, better public transport and have economic regeneration advantages as an indirect effect | Ensure Sustainable Drainage Systems are employed in new and existing highways. Consider permeable surfaces wherever possible. Ensure transport networks are adapted to high temperatures and extreme weather expected with future climate change. |
| 6: Create Attractive Town Centres | This objective has no impact on most SA objectives but will likely lead to economic regeneration and improve the vitality of town centres | Maximise greenspace opportunities and enhancements to natural and cultural heritage |
| 7: Provide well managed and appreciated environments | This objective scores well on most SA objectives and will likely lead to economic regeneration and improve the vitality of town centres. It will also preserve and enhance natural and cultural heritage | Maximise greenspace opportunities and enhancements to natural and cultural heritage |
| 8: Support a greener future | This objective scores well on most SA objectives, particularly sustainable design and construction and waste recycling. It will also improve the overall sustainability of the district and its ability to cope with the effects of climate change. | Ensure new developments have good provision of recycling facilities The impact of renewable energy installations or sustainably constructed buildings on townscape, cultural heritage is unknown but providing forward planning, EIA and other measures are carried out there should be no adverse impacts |

5.4 Inter-relationships, including Cumulative and Synergistic Effects

The assessment process has scrutinised the Core Strategy for positive and adverse effects and suggested ways of making each option more environmentally sustainable or, where this is not possible, provided mitigation measures to offset such impacts. Collectively however, there may be cumulative effects. Many environmental problems result from the accumulation of multiple, small and often indirect effects, rather than a few large and obvious ones. These effects are difficult to deal with on a project-by-project basis through EIA. It is at the SA level that they are most effectively identified and addressed. Annex I of the SEA Directive requires that the assessment of effects include secondary, cumulative and synergistic effects.

Secondary or indirect effects are effects that are not a direct result of the Strategy, but occur away from the original impact or as a result of a complex pathway. Examples of secondary effects include a development that changes the water table and thus affects the ecology of a distant wetland; and construction of one project (such as a road) that facilitates or attracts other developments associated with the logistical benefits that a road may provide. Secondary effects are an important feature of the Core Strategy.

Synergistic effects interact arise where several developments each have insignificant effects but together combine to have a significant effect, for example two inert gases when emitted separately have no effect but when combined provide a significant effect.

Cumulative effects produce a total effect greater than the sum of the individual effects. For example, Cumulative effects often happen as habitats are progressively fragmented. Removing one area of habitat on its own may seem acceptable and not having an adverse effect. When the hundredth application comes in on the same seemingly small level, this is the “straw that breaks the camels back”: a cumulative effect over time which is not always recognised. Climate change is another example of cumulative effects.

The assessment is based on the following factors:

- Current baseline conditions, together with the sensitivities and trends therein;
- Emerging future strategies (such as those of neighbouring authorities); and
- The likely scale and duration of predicted effects.

5.5 Cumulative, Synergistic and Secondary Observations from the Core Strategy Preferred Options

The assessment generally considers that all district-wide policies will have significant synergistic positive effect on number of SA objectives, such as biodiversity, climate change, transport, accessibility, town centre regeneration and economic development and health. The district wide policies will support the Vision and the Strategic Approach.

Any cumulative or synergistic effects that policies or area-wide objectives may have are recorded across each SA Objective in the detailed matrix. Specific comments on interaction between certain policies are organised under sustainability themes below:

Biodiversity: While most policies (both area-wide and district wide) may interact to have positive or neutral impact on biodiversity, uncertainty exists over the effect of inter-action between CP12 (Biodiversity and Geodiversity), CP13 (Cannock Chase SAC) and housing provision or CP5 (Social Inclusion and Healthy living). While access to green spaces may increase recreational value and improve health, it may also lead to habitat fragmentation or disturbance to flora and fauna, if not dealt with at the appropriate level. The combined effects of housing and employment land provision could also negatively affect biodiversity unless there is strict adherence to CP12, CP13 and CP16.

Similarly, it is considered that interaction between CP6 (Housing Land), CP7 (Housing Choice) and CP8 (Employment Land) may affect biodiversity, therefore having a synergistic negative effect on biodiversity.

Climate change Adaptation: Most policies in the Core Strategy, both district wide and area wide, address adaptation to climate change effects, and to an extent options to limit factors causing climate change. By protecting landscape and biodiversity CP12 (Biodiversity and geodiversity) and CP14 (Landscape Character and Cannock Chase AONB) should interact with CP16 (Climate change adaptation) to have a significant positive effect on the climate change objective.

Economic development and town centre regeneration: Overall, many district policies and area wide policies will interact to provide a synergistic positive effect on economic development. In particular CP8 (Employment Land), CP9 (A Balanced Economy) CP10 (Sustainable Transport) will interact with CP16 (Climate change adaptation) to provide interesting, sustainable, and attractive spaces for employment, thus increasing chances for inward investment and economic regeneration.

Landscape character and Historic environment: Protection of rural landscape is recorded in many policies contained within the Core Strategy. In particular CP12 (Biodiversity and geodiversity) and CP14 (Landscape Character and Cannock Chase AONB) will interact to protect and enhance the Landscape Character and Cultural Heritage of rural Cannock Chase.

Health: CP10 (Sustainable Transport) should ensure better and more sustainable modes of access to health services, both in urban and rural areas of the District, thus considered to have synergistic positive effect on health and complement CP5 (Social Inclusion and Healthy Living).

The following bullet points show key issues and recommendations to consider in order to progress sustainable development, in addition to the policies set out in the Core Strategy.

- Reference to appropriate measures to protect and enhance water quality;
- To ensure water demand management is a point of consideration, especially while planning expansion. The water cycle strategy for Southern Staffordshire will be a good reference document
- Discussion on renewable energy production or usage
- Specific measures to address issues relating to air quality, in addition to wider public transport services. For example, softer measures to encourage public transport patronage; limiting car travel or encouraging car pool.

5.6 Assessment of significant effects by topic

It is evident from the assessment results that the majority of Core Strategy Options will lead to environmental sustainability benefits. Appendix E contains the Detailed Assessment Matrices for Core Strategy Objectives and Policies and also contains tables that summarily describe the effects of the proposals by SA topic (see Box 1 for a list of SA topics). They address the problems and issues identified at the scoping stage and from baseline investigations (including updated baseline information hence some issues have been expanded from the scoping report), give details of how the plan addresses them and suggest how it could do more to tackle them. The tables also give an indication of the cumulative effects of the plan on each SA component. For each SA topic, further mitigation options and recommended monitoring action is made in chapter 7.

6 APPRAISAL OF DRAFT LOCAL PLAN (PART 1) , SECTION 2: RUGELEY AREA ACTION PLAN

6.1 Rugeley AAP Issues and Options Assessment

6.1.1 Background

The SA of the Rugeley AAP has been undertaken by WYG. A brief description of the contents of the Rugeley Town Centre Issues and Options (WYG, 2008) can be found in Chapter 3. A total of 42 options were appraised (three strategic spatial options and the options proposed for each of the ten opportunity sites). For each option it was determined whether there would be a move towards or away from achievement of each of the SA objectives. The outcome of the SA is detailed within the Rugeley Town Centre AAP Preferred Options Report (WYG, 2009). A copy of the appraisal tables can be found in Appendices F to H. A summary of the findings can be found in sub-sections 6.1.2 and 6.1.3.

6.1.2 Strategic Spatial Options: Issues and Options

The SA of the strategic spatial options identified a number of potential effects, both beneficial and adverse. For all three options, the nature of the effects in relation to social, economic and environmental objectives were similar. Beneficial effects were anticipated in relation to regeneration of the economy (through encouraging inward investment and boosting retail activity) and enhancement of the character of the town centre (through sensitive design of new development). Adverse effects were anticipated in relation to traffic emissions (as more people travel to, from, and within the town centre), emissions from power generation (from new development), and waste generation (from demolition of existing buildings and once new development is operational). Given that the town centre lies within the flood plain of Rising Brook there is also potential for adverse effects relating to flood risk. In addition, biodiversity may be adversely affected through the loss of open space and existing buildings that currently provide habitat (although it should be noted that no protected sites will be affected).

Compared to Option 1 (consolidation within the existing core town centre), Option 2 (redevelopment of the Celcon Blockworks site) was identified as being likely to result in greater effects relating to the economy due to the further boost in retail activity. For Option 3 (expansion of the town centre to the east), these effects will be greater given the development of an entirely new shopping area. However, as Options 2 and 3 involve higher levels of redevelopment than Option 1, adverse environmental effects (including those relating to traffic emissions, emissions from power generation, waste generation and impacts upon biodiversity) were also likely to be greater in magnitude.

Given the strategic nature of the options, effects in relation to the capacity of existing facilities and services in the town to support new residents, provision of green space, and the design specifications of new development (for example the use of water and energy efficient fittings, and designing to reduce crime) could not be determined at this stage.

6.1.3 Opportunity Site Options: Issues and Options

The SA of the opportunity sites options also identified both beneficial and adverse effects. Given that the development of these sites and the overall spatial option are interlinked, many of the effects identified for the opportunity site options were similar to those described above. That is, redevelopment of currently unused sites and regeneration of existing sites is likely to result in beneficial effects upon the local economy and the character of the town centre, and adverse effects are anticipated due to increased traffic emissions, emissions from power generation, waste generation and loss of biodiversity.

Other adverse effects identified specifically for the opportunity site options include that approximately 50% of sites 6 and 10 are located within flood zones 2, 3a and 3b. All options proposed for these sites are therefore at a higher risk of being affected by flood events compared to sites located within flood zone 1. Options where residential development is proposed in a location that is currently an employment site (1B, 3B, 5B, 9A, 10A) may have an adverse impact upon the economy.

In terms of beneficial effects, Option 1A proposes education use; this may beneficially impact educational aspirations in the District. Options that propose car parking (2B, 4B and 10B) may have beneficial economic effects by making the town centre more appealing to visit / shop in; however, making the town centre more appealing to visitors who drive may adversely affect air quality by increasing traffic emissions.

As with the strategic spatial options, effects in relation to the capacity of existing facilities and services in the town to support new residents, provision of green space, and the design specifications of new development (for example the use of water and energy efficient fittings) could not be determined at this stage. Effects relating to public transport provision (that is, the impact of the redevelopment of the bus station) could not be determined without further information of what redevelopment will involve.

A number of options proposed 'redevelopment for any other use'. The effects of these options could not therefore be determined at that stage.

6.2 Rugeley AAP Preferred Options Assessment

Details of the contents of the Rugeley Town Centre Preferred Options (WYG, 2009i) can be found in Chapter 3. A total of eleven options were appraised (a preferred strategic option and a preferred option for each of the ten opportunity sites). The SA was undertaken in accordance with the methodology detailed in Chapter 4. The outcome of the SA is detailed within the Rugeley Town Centre AAP Preferred Options Report (WYG, 2009). A copy of the appraisal tables can be found in Appendix G. A summary of the findings can be found in Sections 6.2.1 and 6.2.2.

6.2.1 Strategic Spatial Option: Preferred Options

As stated in Chapter 3, the preferred option for the strategic spatial option was Option 2: but moving towards Option 3 towards the end of the ten year plan period.

As identified in the Issues and Options SA, Option 2 was identified as being likely to result in beneficial impacts in relation to the economy. These impacts would be due to the promotion of retail development within the town centre and the potential resulting increase in shoppers. Residential development within the town centre may also boost the economy by attracting new residents who will potentially work and shop within the town centre. The preferred option also specified proposals to increase the number of canal users who stop and use the town centre's facilities; further contributing to the local economy.

The preferred option was considered likely to contribute to the appearance of the town centre, specifically through enhancements to the existing Conservation Areas and the settings of Listed Buildings, encouraging the highest standards of design for new development, and through improvements to the town centre environment such as consistent application of materials, street furniture and signage.

Beneficial and adverse impacts were anticipated relating to the capacity of local facilities (e.g. educational / healthcare facilities) as although the town centre does contain these facilities, there is potential for the capacity of them to be exceeded. There is also potential for beneficial and adverse impacts in relation to biodiversity (depending on the loss of existing habitat and the provision of new habitat) and roadside emissions (construction vehicles and new development may increase road traffic, but the proximity of public transport hubs and the ease with which people can walk / cycle around the town centre may contribute to decreasing road traffic).

Adverse impacts were anticipated in relation to power generation and waste given that the strategy will result in new development, and there is potential for adverse flood risk impacts given that parts of the town centre lie within flood zones 2, 3a and 3b (as identified within the SFRA, Halcrow, 2009). The effects upon water demand were unknown as it was unknown what measures would be taken to limit demand. It was also unknown whether the principles of sustainable design and construction and efforts to limit crime would be incorporated within new development, or whether any greenspace would be proposed for the town centre.

It should be noted that, should strategic Option 2 be successfully achieved, there would have been the opportunity for Rugeley town centre to further develop in the manner expressed in strategic spatial Option 3 and as supported in consultation. Option 3 was anticipated to result in effects of a similar nature to Option 2. However, as Option 3 would have involved an increased level of retail development there is potential that, cumulatively, predicted effects may have increased in significance. For example, beneficially, the economy may have been further enhanced by encouraging increased spending within the town centre, and the overall appearance of the town centre may have been improved by additional enhancements. However, increased development may have also contributed to further increasing roadside emissions and waste production.

6.2.2 Opportunity Sites: Preferred Options

The SA of the opportunity sites Preferred Options also identified both beneficial and adverse effects. The Preferred Options for all ten opportunities sites would have resulted in new development. As no buildings would be reused and all development would be new build, adverse impacts anticipated for all sites included a potential loss in biodiversity, an increase in waste production (especially for sites 1, 3, 5, 6, 7, 8 and 10 which will involve demolition / removal of the remains of existing buildings), an increase in power generation (especially for those sites that are currently car parks / contain derelict buildings), and an increase in traffic emissions (during both the construction period and once development is operational). For sites 6 and 10 (which are affected by flood zones 2, 3a and 3b) there was potential for adverse effects in relation to flood risk.

Conversely, beneficial impacts anticipated included a potential increase in biodiversity (depending on whether soft landscaping / gardens are incorporated within new development), traffic emissions (the proximity of public transport hubs and the ease with which people can walk / cycle around the town centre may contribute to decreasing road traffic), and the character of the town centre. Development of all sites was likely to beneficially impact upon the local economy by either attracting new residents to the town centre (who may as a result work and shop within the town centre) or visitors / shoppers (who are likely to spend money within the town centre). It should be noted that there was potential for some beneficial impacts to offset adverse impacts, for example,

a loss of habitat during clearance of a site may be offset by the creation of new habitat within the new development.

It is unknown whether new development would incorporate the principles of sustainable design and construction and efforts to limit crime, or whether any greenspace would be proposed within each development site area. It is also unknown whether development would be designed to limit water consumption or whether those sites that lie within flood zone 1 (as identified within the SFRA, Halcrow, 2009) would be affected by flood risk in the future taking into account the impacts of climate change.

The Preferred Options for five of the sites was residential development (1, 3, 4, 5 and 10). Sites 2 and 9 proposed accommodation for the elderly (flats and a nursing home respectively). (It should be noted that as of July 2009, construction was underway on the nursing home). Site 6 had the potential to incorporate some residential development within the proposed mixed uses and site 7 incorporated residential development within the proposed mixed uses.

For all sites proposing residential development, beneficial impacts were anticipated relating to the provision of local healthcare facilities within the town centre. With the exception of sites 2 and 9 (given that these propose residential development for elderly people and are therefore not applicable), new residences will also be in close proximity to educational facilities. However, new residential development would have the potential to exceed the capacity of existing facilities. Taking the example of healthcare facilities, the Preferred Option for all sites (with the exception of Site 3 which only proposes 6 apartments) may have resulted in such an increase in the number of residents that local facilities would not be adequate (the cumulative impact of development at all opportunities sites is discussed in Section 6.4). The only site not proposing any form of residential development was Site 8. There were therefore no impacts relating to capacity of facilities for this site.

6.3 SA of the Draft Local Plan (Part 1) Area Action Plan Policies

6.3.1 Introduction

The Rugeley Town Centre Pre-Publication Draft (CCDC, 2010) was appraised and consulted upon in July 2010. Only very minor amendments have been made to the Area Action Plan during the interim period. Details of the contents of the draft Local Plan (Part 1) Rugeley Area Action Plan (CCDC, 2012) can be found in Chapter 3 together with a brief summary of the modifications made since the 2010 Pre-Publication AAP. A total of eleven policies were appraised (three strategic policies, five site policies, and three policies relating to the public realm and sustainable transport, and the Hagley Park flood alleviation area. The SA was undertaken in accordance with the methodology detailed in Chapter 4. The appraisal tables (including recommendations) can be found in Appendix H. A summary of the findings can be found in Sections 6.3.2 to 6.3.6.

6.3.2 Strategic Policies RTC1 - RTC3

The Local Plan (Part 1) Rugeley AAP contains three strategic policies which expand upon the preferred strategic spatial option (option 2) identified in the Preferred Options Report (WYG, 2009).

Policy RTC1 focuses on the overall regeneration strategy for the town centre, i.e. the regeneration of key sites within the town centre. As identified in the Preferred Options SA, this is anticipated to result in beneficial impacts in terms of the economy, but a mixture of beneficial and adverse impacts for social and environmental impacts.

Policy RTC2 specifically relates to town centre land uses. A particular benefit of this policy would be the economic benefits associated with only supporting uses which will not have an adverse

impact upon the primary retail functioning within the town centre. Supporting development proposals for new leisure, community, cultural or recreational facilities is also likely to contribute to maintaining the economy viability of the town centre by helping to attract new residents / visitors to the town centre, although the development of such facilities has the potential to result in adverse effects associated with construction activities (for example, loss of vegetation, construction vehicle emissions and production of waste).

Policy RTC2 also promotes provision of cycle storage and waste recycling in connection with extensions or changes of use. This will contribute to SA objectives relating to air quality and waste reduction respectively.

The final strategic policy (RTC3) provides the principles for urban design. The majority of impacts associated with this policy are anticipated to be beneficial (the remainder are not anticipated to have any impact). Particularly beneficial are the principles relating to the preservation of the wildlife value of the town centre and the 'greening' of the town centre (in relation to biodiversity), the principle emphasising protection of the historic nature of the town centre and promoting the re-use of traditional buildings (in relation to the character of the town centre), and the principle promoting sustainable construction (in contributing to both the overall sustainability of new developments and more specific details such as sustainable water resource management and reduction of energy use). This policy will help to mitigate / reduce some of the potential adverse effects associated with development proposed as part of the AAP.

6.3.3 Site Policies RTC4 - RTC8

The site policies relate to five of the ten opportunity sites identified at the Preferred Options stage. The other five sites have now been deleted from the AAP. In the majority of cases the impacts associated with development at these sites will be similar to those anticipated at the Preferred Options stage (see Section 6.2) given that all five policies will result in new development. Adverse impacts anticipated therefore include a potential loss in biodiversity, an increase in waste production, an increase in power generation, and an increase in construction and operational traffic emissions (which has the potential to affect heath land within the Cannock Chase SAC).

Beneficial impacts anticipated include a potential increase in biodiversity (depending on whether soft landscaping / gardens are incorporated within new development), a reduction in traffic emissions (and the secondary benefits to the Cannock Chase SAC), and improvements to the character of the town centre. Development of all sites is likely to beneficially impact upon the local economy by either attracting new residents to the town centre (who may as a result work and shop within the town centre) or visitors / shoppers (who are likely to spend money within the town centre). As with the Preferred Options, it should be noted that there is potential for some beneficial impacts to offset adverse impacts, for example, a loss of habitat during clearance of a site may be offset by the creation of new habitat within the new development.

For all policies proposing residential development, beneficial impacts are anticipated relating to the provision and proximity of local healthcare facilities within the town centre. However, new residential development may have the potential to exceed the capacity of existing facilities.

Although the five site policies relate to five of the Preferred Options, there have been some changes made to the site proposals which have slightly changed some of the impacts anticipated. For example, the policy relating to the Aelfgar Centre (RTC4) now specifies that Tree Preservation Order (TPO) trees will need to be retained and that the development must respect the nearby Conservation Areas in terms of design, materials, scale and massing. Such specifications will contribute beneficially to the SA objectives relating to protection of biodiversity and the character of the town centre. Another example is the policy relating to the Leathermill Lane/Trent and Mersey

Canal Corridor (RTC8). The preferred option for this site did not include the potential for residential development fronting the canal. As a result, the new policy has a number of additional adverse and beneficial impacts. Beneficial impacts would include the economic benefits of attracting new residents to the town centre, who will contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. However, the adverse impacts associated with new residential development include the general adverse impacts associated with construction activities and pressures on the capacity of local facilities (for example, healthcare and education). Finally, a number of the policies now account for the findings of the SFRA undertaken for the town centre (Halcrow, 2009). For example, Policy RTC6 (relating to the Rugeley Market Hall, Bus Station and Surrounding Area). This now includes that any proposed development will need to take into account the requirements of the SFRA, therefore ensuring that any new development will not increase flood risk.

Environment Agency comments on flood risk in Rugeley Town Centre were received after the consultation on this version of the Environmental Report closed in September 2012. These comments are shown in Appendix A.

6.3.4 Policy RTC9

Policy RTC9 (Public Realm) is designed to result in improvements to the public realm. Beneficial impacts are therefore anticipated in relation to biodiversity enhancements and making the town centre a more appealing environment to walk around (therefore helping to reduce traffic emissions and maintaining the quality and the character of the town centre). However, despite the beneficial impacts, the construction works associated with the public realm improvements have the potential to result in the general adverse effects associated with construction activities.

6.3.5 Policy RTC10

The specification within Policy RTC10 (Transport) for new and improved cycling and pedestrian links and improved public transport has the potential to result in a number of beneficial impacts, including the improvement of roadside air quality through the reduction of traffic emissions associated with the private car. This policy will therefore help to mitigate / reduce some of the potential adverse effects associated with development proposed as part of the AAP. However, as with policy RTC9, despite the beneficial impacts, the construction of new links has the potential to result in the general adverse effects associated with construction activities. (It should be noted that impacts associated with the redevelopment of the existing Market Hall / Bus Station site are considered under the SA of policy RTC6).

6.3.6 Policy RTC11

Policy RTC11 (Flood Alleviation) is a specific policy focused on the safeguarding of a particular area of formal floodplain storage. As a result, for the majority of SA objectives there are not anticipated to be any effects. However, the policy will contribute beneficially in terms of adapting to the potential increase in flooding associated with climate change, as well as other SA objectives relating to sustainability. For example, by helping to compensate for the construction of new development which will increase surface water run off rates and therefore flood risk. Safeguarding this storage area may also contribute indirectly to preserving the existing biodiversity within the site. This policy will help to mitigate / reduce some of the potential adverse effects associated with development proposed as part of the AAP.

6.4 Cumulative Effects

The ODPM guidance (2005i) discusses the need to investigate the potential for cumulative effects, giving the example of the significant effects of one development being increased when combined with those of another.

The cumulative effects of the Rugeley AAP policies include the following:

- The potentially adverse effect of multiple residential developments within the town centre upon the capacity of healthcare and education facilities.
- The potentially adverse effect of multiple new developments (both residential and retail) upon traffic emissions (due to an increase in the number of people travelling to, from and within the town centre), CO₂ emissions (from power generation) and waste production.
- The potentially beneficial effect of multiple new developments (both residential and retail) upon the local economy and the general vitality and viability of the town centre.

In addition to the cumulative effects associated with the AAP alone, there is also potential for cumulative effects resulting from implementation of the AAP with other Draft Local Plan (Part 1) documents.

7 MITIGATION

7.1 Maximising Environmental Gain in the draft Local Plan (Part 1)

Throughout the SA of the draft Local Plan (Part 1), recommendations have been developed in order to maximise the beneficial effects and minimise the adverse effects of any impacts. The following hierarchy was used when determining recommendations for adverse impacts:

- Prevent impacts as far as possible by designing out or using preventative measures during the construction process.
- Reduce impacts as far as possible by using preventative measures to minimise effects.
- Offset impacts to compensate for unavoidable effects that cannot be further reduced.

Recommendations can be incorporated at three stages of the development:

- During preparation of the DPD in order to design out or reduce adverse impacts, and to maximise beneficial impacts.
- During construction/implementation in order to minimise adverse impacts / maximise beneficial impacts arising during the construction process.
- Following development in order to minimise impacts / maximise beneficial impacts arising during the post implementation phase.

The assessments show that Cannock Chase draft Local Plan (Part 1) will promote economic and social benefits along with environmental benefits. Alongside these positive effects, the SA findings reveal that there are no significant adverse effects, however significant negative effect may occur on biodiversity in the District as a result of the cumulative impacts of employment and housing provision unless there is strict adherence to Core Strategy policies CP12 and CP16.

The way in which the Local Plan is implemented will be key to determining its impact. For example, more specific plans to balance housing and employment and locate development near to existing services will negate the need to travel. Further specific plans to improve public transport links, particularly to rural areas, may also be needed. Mitigation and best practice measures are recommended in table 7.1.

Table 7.1: Mitigation proposals for SA/SEA Objectives.

| SA/SEA topic | Relevant Preferred Option(s) | Mitigation |
|--------------------------------------|---|---|
| Biodiversity, Fauna and Flora | CP4 Neighbourhood-led Planning | A clear framework of sustainable development policies is required to be considered to ensure that policy CP4 doesn't lead to cumulative adverse effects on habitats (such as incremental habitat loss). In particular adherence to CP12. |
| | CP5: Social Inclusion and Healthy Living | Improvements to the canal network and increased recreation impacts need to be carefully considered - possible access restrictions needed. Monitoring of environment essential. Consider limiting open space development if it is likely to interfere with biodiversity |
| | CP6: Housing Land | Development sites should not be chosen if they are likely to have a significant effect on wildlife. Avoid using Previously Developed Land (PDL) with established wildlife habitat Seek developer contributions for biodiversity enhancement where appropriate. |
| | CP8: Employment Land | Development sites should not be chosen if they are likely to have an adverse or irreversible impact on wildlife. Seek developer contributions for biodiversity enhancement where appropriate. |
| | CP12 –Biodiversity and Geodiversity | Protect green spaces in the urban area and support 'enhancement' of green spaces. This may also include creation of network of areas of biodiversity interest, without causing any habitat fragmentation. |
| | CP14 – Landscape Character and Cannock Chase AONB | Protection of Natura 2000 sites as recreation is known to present a particular threat to Cannock Chase SAC |
| | AI1: Cannock, Hednesford and Heath Hayes | Incursions into greenbelt at Heath Hayes/Wimblebury to take into account local biodiversity |
| | AI2: Rugeley and Brereton | Ensure increased housing provision does not lead to increased recreational pressure on sensitive areas, such as Cannock Chase SAC |
| | AI3: Norton Canes | Incursions into greenbelt to north and south-east of Norton Canes to take into account local biodiversity |
| | AI4: Cannock Chase AONB and the Rural North | Ensure rural sites are generally protected from development |
| AI5: The Rural South | Greenbelt incursions and employment provision should be done to avoid harmful impacts on biodiversity | |

| SA/SEA topic | Relevant Preferred Option(s) | Mitigation |
|-----------------------------------|--|--|
| Human Health | CP3: Chase Shaping | Disabled access should be a priority included Improve accessibility to existing cultural amenities where access is an issue. |
| | CP6: Housing Land | Visual amenity, wildlife and flood-risk should be protected from any development. The use of the Housing Choices SPD should be used for viability options taking into account current economic climate and neighbouring authority policies. |
| | CP7: Housing Choice | Environmental and social issues need to be mitigated |
| | AI1: Cannock, Hednesford and Heath Hayes | High density development should be encouraged to allow a large central population to access health facilities |
| Population/Material Assets | CP11 Centres Hierarchy | Strengthening public transport linkage between the town centres and other parts of the towns will have positive effects |
| | CP12 –Biodiversity and Geodiversity | Strengthening public transport linkage between the town centres and other parts of the towns will have positive effects |
| | AI1: Cannock, Hednesford and Heath Hayes | Most environmental and social issues are progressed but use of greenbelt land needs to be carefully controlled |
| | AI2: Rugeley and Brereton | Most environmental and social issues are progressed but additional housing may have recreation impacts on the AONB/SAC |
| | AI3: Norton Canes | Most environmental and social issues are progressed but use of greenbelt land needs to be carefully controlled |
| | AI4: The Rural South | Ensure increased housing provision will not affect biodiversity, the farming community, service provision etc |
| Water | CP6: Housing Land | Increased water demand will occur with increased housing provision therefore a mechanism to ensure that future demand does not exceed environmental capacity of the resource base is suggested. |
| | CP7: Housing Choice | Ensure measures in place to tackle run-off/ pollution issues |
| | AI1: Cannock, Hednesford and Heath Hayes | Implications of providing employment and housing land for water abstraction in the region, taking into account climate change predictions |
| | AI2: Rugeley and Brereton | Implications of providing employment and housing land for water abstraction in the region, taking into account climate change predictions |
| | AI3: Norton Canes | Implications of providing employment and housing land for water abstraction in the region, taking into |

| SA/SEA topic | Relevant Preferred Option(s) | Mitigation |
|--------------------------------|---|---|
| | | account climate change predictions |
| | AI4: Cannock Chase AONB and the Rural North | Sustainable water resource management should be used where possible |
| | AI5: The Rural South | Sustainable water resource management should be used where possible |
| Water (Nitrates) | CP6: Housing Land | A mechanism to ensure that future demand does not exceed environmental capacity of the resource base is suggested Seek mitigation solutions with EA if agricultural land with excessive nitrates is used for development |
| | CP7: Housing Choice | Ensure measures in place to avoid/mitigate pollution issues |
| | CP8: Employment Land | Seek mitigation solutions with EA if agricultural land with excessive nitrates is used for development |
| Climate Change/Flooding | CP3: Chase Shaping | Flood or extreme weather resilient design should be encouraged relating to the Councils separate guidance relating to design issues Suggest strengthening public transport to reduce emissions and improve health. |
| | CP6: Housing Land | Need high efficiency standards for water and environmental standards for new housing developments. Environmental resources should influence location of housing land. |
| | CP8 – Employment Land | Future employment and mixed use buildings should be encouraged |
| | CP10 – Sustainable Transport | Use of Sustainable Drainage Systems wherever possible. |
| | CP9 – A Balanced Economy | Consider creating opportunity to encourage climate change proofing of retail and commercial spaces |
| | AI1: Cannock, Hednesford and Heath Hayes | Consideration of non-fluvial flood risk and extreme weather events |
| | AI2: Rugeley and Brereton | Consideration of non-fluvial flood risk and extreme weather events |
| | AI3: Norton Canes | Consideration of different types of flood risk and extreme weather events |
| | AI4: Cannock Chase AONB and the Rural North | Consideration of climate change adaptation |
| | AI5: The Rural South | Consideration of climate change adaptation |
| Air Quality | Vision | Focus more on Cannock Chase area of air quality management –and the reduction of air quality and reduced emissions |
| | CP3: Chase Shaping | Encourage a behavioural shift from private to sustainable transport |
| | CP5: Social Inclusion and Healthy Living | Discourage private transport and to increase public transport patronage |
| | CP6- Housing Land | Development should be in conformity with environmental aspects of the Preferred Strategic |

| SA/SEA topic | Relevant Preferred Option(s) | Mitigation |
|--------------------------------------|--|---|
| | | approach. |
| | CP10: Sustainable Transport | In addition to improvements to cyclist facilities, encourage employers to promote sustainable transport, such as green travel plans, car pools etc |
| | AI1: Cannock, Hednesford and Heath Hayes | Supporting infrastructure and/or funding will need to be provided where not already in existence. |
| | AI2: Rugeley and Brereton | Ensure new development areas, e.g. houses in Lichfield district, are well served by sustainable transport modes |
| | AI3: Norton Canes | Supporting infrastructure and/or funding will need to be provided where not already in existence. |
| | AI4: Cannock Chase AONB and the Rural North | Improve local service provision and community transport links |
| | AI5: The Rural South | Improve local service provision and community transport links |
| Climate Change CO₂ | CP3: Chase Shaping | Incorporate provisions for energy efficiency in new developments |
| | CP8: Employment Land | Future employment and mixed use buildings should be encouraged to adopt climate change proofing methods like renewable energy generation |
| | CP16: Climate Change and Sustainable Resource Use | Core Strategy needs to reference a baseline for the target reduction in carbon emissions |
| | AI1: Urban Cannock, Hednesford and Heath Hayes | Renewable energy production should be used in this area |
| | AI3: Norton Canes | Renewable energy production should be used in this area |
| Landscape | CP3: Chase Shaping | Emphasise more attractive landscape design |
| | CP5: Social Inclusion and Healthy Living | Nature of any new facilities should be appropriate to the nature and scale of the local community and loss of existing buildings resisted. |
| | CP7: Housing Choice | New housing should not interfere with visual impacts, landscaping or character of the area. |
| | CP8: Employment Land | Protection of the existing landscape against development |
| | CP10: Sustainable Transport | Ensure any new land take is on PDL |
| | CP16 – Climate Change and Sustainable Resource Use | The impact of renewable energy installations or sustainably constructed buildings on townscape is unknown and should be monitored. |
| Cultural Heritage | CP6: Housing Land | Ensure housing land locations take into account local historic assets and do not diminish their value or setting. Developer contributions could help to enhance historic sites. Refer to Historic Landscape Character Assessment |
| | CP7: Housing Choice | Ensure housing enhances the historic environment rather than diminishes it Refer to Historic Landscape Character Assessment |

| SA/SEA topic | Relevant Preferred Option(s) | Mitigation |
|---|--|--|
| | CP8: Employment Land | Ensure employment land locations take into account local historic assets and do not diminish their value or setting. Developer contributions could help to enhance historic sites. Refer to Historic Landscape Character Assessment |
| | CP9: A balanced economy | Recognise the social and economic importance of historic heritage to Cannock Chase. Developer contributions could help to enhance historic sites. |
| | CP10: Sustainable Transport | Ensure transport infrastructure takes into account local historic assets and does not diminish their value or setting. Developer contributions could help to enhance historic sites. |
| | CP16 – Climate Change and Sustainable Resource Use | The impact of renewable energy installations or sustainably constructed buildings on historic assets is unknown. Recommend reference to best practice guidance to inform future policy and cross reference CP12. |
| Landscape / Soil | Vision | Use of brownfield land should be encouraged |
| | CP3: Chase Shaping | Will impact on green space provision. Encourage enhancement use of previously developed land. New facilities should be guided by appropriate urban design principles and establish good public realm, particularly near town centres. |
| | CP6: Housing Land | SHLAA results should be used for focusing development |
| | CP8: Employment Land | Use of Brownfield land should be encouraged |
| Material Assets-Transport | CP3: Chase Shaping | Accessibility should be a factor Consider improving accessibility to existing cultural amenities where access is an issue |
| | CP5: Social Inclusion and Healthy Living | Promote public transport to encourage healthier living |
| | CP6: Housing Land | Ensure housing locations have good access to public transport, e.g. highest density housing near public transport 'nodes'. New developments should provide adequate and preferably car-free space to maximise walking and cycling opportunities. |
| | AI1: Cannock, Hednesford and Heath Hayes | Reference to locations of sustainable transport and methods should be made |
| | AI3: Norton Canes | Reference to locations of sustainable transport and methods should be made |
| Material Assets – Sustainable Design | CP3: Chase Shaping | Emphasise sustainable design. Sustainable design and construction is a main feature of design standards for public buildings and new development generally. |
| | CP6: Housing Land | This policy should refer to quality of the housing supply |
| | CP7: Housing Choice | Emphasise sustainable design for all types. |

| SA/SEA topic | Relevant Preferred Option(s) | Mitigation |
|--------------------------------|---|---|
| Material Assets - Waste | Vision | Use of sustainable methods of construction should be encouraged |
| | CP3: Chase Shaping | Innovative design should be encouraged to reduce energy and waste |
| | CP6: Housing Land | New developments should adopt Sustainable Construction methods (overall project rather than individual buildings) |
| | CP7: Housing Choice | Consider density of development in relation to waste collection and recycling |
| | CP8: Employment Land | The employment areas should be a focus for maximising recycling into design and minimising vehicle trips necessary |
| Social – Education | CP3: Chase Shaping | Soft policy measures that protect and enhance social inclusion, such as respecting multi-cultural faith should be considered. |
| | CP6: Housing Land | Improved educational opportunities linked to housing should be considered. |
| | AI2: Rugeley and Brereton | Improved training opportunities linked to new employment should be considered |
| Social - Crime | CP3: Chase Shaping | Design should be used to reduce opportunities for anti-social behaviour. |
| Economy - Employment | Vision | Brownfield sites and regeneration sites/areas should be considered |
| | CP3: Chase Shaping | Sustainable design methods should used and encouraged |
| | AI1:Cannock, Hednesford and Heath Hayes | Existing employment sites should be protected |
| | AI3: Norton Canes | Existing employment sites should be protected |
| Economy – Town centre | CP3: Chase Shaping | Promote appropriate design and uses in town centres, fitting with cultural heritage and historic assets. |

8 MONITORING

The monitoring requirements typically associated with the SA process are recognised as placing heavy demands on authorities with SA responsibilities, particularly during the ongoing economic downturn. For this reason, the proposed monitoring framework should focus on those aspects of the environment that are likely to be negatively impacted upon, or where the impact is uncertain. The proposed monitoring programme aims to give a measure of progress against each objective. Monitoring is particularly useful in answering the following questions:

- Were the assessment's predictions of environmental effects accurate?
- Is the plan contributing to the achievement of desired sustainability objectives?
- Are mitigation measures performing as well as expected?
- Are there any unforeseen adverse effects? Are these within acceptable limits, or is remedial action required?

The purpose of monitoring is to measure the environmental effects of a plan, as well as to measure success against plan objectives. It is therefore beneficial if the monitoring strategy builds on monitoring systems which are already in place. To this end, many of the indicators of progress chosen for the SA require data that is already being routinely collected by CCDC or other organisations. Monitoring can also provide useful information for future plans and programmes.

CCDC are required to ensure that monitoring information is appropriate to their needs and is up to date and reliable, and that sources of information are referenced. Moreover, they will need to decide in advance any action that is required to correct unforeseen effects that are highlighted by monitoring results, i.e. what will trigger an alternative course of action or new mitigating measure.

The monitoring proposals will also identify any gaps in monitoring undertaken at present so that consideration might be given to how these could be addressed in the longer term. The inclusion of the initial monitoring proposals for consultation in the SA is a useful mechanism for obtaining views and feedback from a range of quarters, including those agencies who will potentially contribute to monitoring. Several other indicators could be used and may be added before monitoring commences. Monitoring reports should be published periodically as new information becomes available.

The key SA topics identified for monitoring purposes in the Rugeley AAP are the following:

- Protection of the natural environment.
- Provision of health and education facilities.
- Protection of water resources.
- Flooding.
- CO₂ emissions and energy use associated with power generation.
- Air quality in relation to car use.
- Protection of the character of Rugeley Town Centre.
- Use of sustainable design and construction techniques.
- Waste production.
- Effects upon the local economy.

The suggested monitoring framework for the SA of the Local Plan as a whole is given in Appendix I.

9 INFLUENCE OF THE SA ON THE DEVELOPMENT OF THE LOCAL PLAN

The SA has influenced the development of the Core Strategy since its inception. The first key influence came in the form of the Core Strategy Issues and Options assessment in 2008. In particular, the SA of issues and options had specific recommendations on how the Core Strategy could avoid impacts on biodiversity, air quality, cultural heritage; these recommendations are summarised in Table 5.1 of this report.

The SA of the Issues and Options highlighted key areas of potential adverse impacts arising from some of the strategic development and policy options, i.e. Strategic Option 4 (maximising use of urban extensions) was assessed as having the most potential negative impacts. This informed the development of the Preferred Option, which represented a combination of Strategic Option 2 (the most positively assessed strategic option) with those elements of Strategic Option 4 that were not as detrimental. The policy options taken forward were also informed by the SA recommendations. The SA of the Preferred Option confirmed that the most adverse impacts of the strategic options had been addressed. The policy options performed well, particularly in relation to synergistic effects. The mild negative effects, or uncertain impacts, mainly related to the impacts of growth upon biodiversity, water quantity and quality. Some uncertain effects were also found in relation to landscape character and the green space network. The Local Plan sought to address such issues by developing clearer links to key strategies related to water use and quality, strengthening the evidence base on biodiversity and water use and revising policy wordings. The assessment of issues and options is summarised in Section 5.1 and the assessment of preferred options is summarised in Section 5.3.

10 NEXT STEPS

A draft SA Report accompanied the draft Local Plan (Part 1) for a six week public consultation between August and September 2012. As a result of subsequent consultation comments regarding flood risk in Rugeley town centre from the Environment Agency, the Local Plan and SA have been updated. Appendix A of the SA has also been updated to include these consultation responses. The Final SA Report, with the Final Publication and Proposed Submission Local Plan (Part 1) will now be subject to a formal 6 week consultation and then be presented for examination to the Secretary of State. If any significant deviation occurs between the Publication Final Local Plan (Part 1) and the final Adopted Local Plan (Part 1), the final report will be again subject to further SA. Once the Local Plan (Part 1) is complete an SA Post Adoption Statement will be prepared. The submission of the Local Plan (Part 1), the examination and post-adoption requirements are described in more detail in Chapter 1 of this report.

Appendix A

Consultation Responses

Responses to Scoping Report Consultation, November 2005

| | Ref in text | Comment | Response |
|--|-------------|---|---------------------------------------|
| Countryside Agency (Now Natural England) – Nick Young | | | |
| 1 | General | The scoping report is very comprehensive, follows a logical methodology and the interests of the Countryside Agency are well covered. | Welcomed |
| 2 | PPP | The Countryside Agency commends this section for the comprehensive coverage of plans and programmes. | Welcomed |
| 3 | PPP | Suggest the addition of: ' <i>Environmental Quality in Spatial Planning: Incorporating the Natural, built and historic environment and rural issues in plans and strategies</i> ' Available from www.naturalengland.org.uk | Agreed, added to PPP – See Appendix B |
| 4 | PPP | Suggest the addition of ' <i>The Countryside in and Around Towns</i> ' Available from www.naturalengland.org.uk/ | Agreed, added to PPP – See Appendix B |
| 5 | Section 5 | Pleased to note that the districts "Green Space Network" is included. Suggest that linking to other green spaces should be included as this would contribute to the green infrastructure. | Welcomed. Agreed, update in ER |
| 6 | Para 6.10 | Where accessibility to leisure and recreation facilities is mentioned, this could be an appropriate place to mention improvement off access to the countryside for recreational pursuits including use and improvement of the public rights of way network. | Agreed, Included in ER |
| 7 | Para 6.13 | Commended, the recognition of the importance of promoting the protection of landscape character in LDF policies. | Welcomed |
| 8 | 6.16 | See comment 5. Would like to see this expanded to encompass the full meaning of green infrastructure. | Agreed, Included in ER |

| | Ref in text | Comment | Response |
|--|-------------|--|--|
| 9 | Section 6 | Agree with the overall content under “prudent use of natural resources”. Suggest that sustainable design and construction is mentioned. | Agreed, Included in ER |
| 10 | Section 7 | Supported, would like to see an indicator relating to landscape character. | Agreed, see Monitoring Framework (Appendix E). |
| 11 | Section 7 | Suggested indicator “The number of EIAs or supporting statements to planning applications prepared, that use Landscape Character Assessment to identify ameliorative measures” | Agreed, see Monitoring Framework (Appendix E). |
| 12 | Section 7 | Suggested indicator “Percentage of Countryside Character areas where marked changes or significant changes inconsistent with character have occurred” | Agreed see Monitoring Framework (Appendix E). |
| English Heritage – Amanda Smith | | | |
| 14 | General | English Heritage strongly advises that conservation and archaeological staff of the council are closely involved throughout the preparation of the sustainability appraisal. | Agreed. |
| 15 | Para 3.9 | English Heritage welcomes the emphasis use of previously developed land and buildings. | Welcomed. |
| 16 | Para 3.13 | Cultural opportunities should also be included. | Passed on to CCDC as on LDF Objectives |
| 17 | Para 3.14 | This objective should also encompass historic landscape character. | Passed on to CCDC as on LDF Objectives |
| 18 | Para 3.17 | Suggested amendment “to protect, conserve and enhance the historic environment, including sites, features and areas of historic, archaeological, architectural and cultural value” | Passed on to CCDC as on LDF Objectives |
| 19 | Para 3.18 | Suggest including a reference to safeguarding and strengthening local distinctiveness and fostering a sense of place. This would complement | Passed on to CCDC as on LDF Objectives |

| | Ref in text | Comment | Response |
|----|----------------|--|--|
| | | the objective on town centres (3.10) | |
| 20 | Para 3.24 | English Heritage welcomes the emphasis on sustainable tourism. | Welcomed |
| 21 | PPP | Suggest adding the Regional Visitor Economy Strategy | Agreed updated in ER – See Appendix B |
| 22 | PPP | Suggest adding the complete conservation area appraisals and management plans. | Agreed updated in ER – See Appendix B |
| 23 | Para 5.55-5.77 | This section should also outline the importance of non designated buildings or features of local historic or architectural interest and value. | Agreed, included in ER |
| 24 | General | Historic environment should include designated and non designated buildings | Agreed, See comment 23 (above). |
| 25 | | A further issue could be unrecorded archaeology? | Agreed, included in ER. A mention of a requirement for surveys prior to development could be included. |
| 26 | Section 7 | Suggested alteration to Landscape objective: ‘To protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place’ | See comment 72 |
| 27 | Section 7 | ‘Preserve, enhance and manage archaeological remains, historic buildings, conservation areas, historic parks and gardens, and other architectural and historically important features and areas, and their settings’ | See comment 72 |
| 28 | Section 7 | ‘Identify, assess and incorporate the physical, social, economic and environmental value of the historic environment in the regeneration of the district’ | See comment 72 |
| 29 | Section 7 | ‘Improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings’ | See comment 72 |

| | Ref in text | Comment | Response |
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| 30 | Section 7 | 'To achieve high quality sustainable design for buildings, spaces and the public realm sensitive to locality' | See comment 72 |
| Recommend the following decision aiding questions be added: | | | |
| 31 | Section 7 | 'Will it protect and/or enhance archaeological sites, historic buildings, townscape, landscape, parks and gardens, and their settings' | Noted. See comment 72 |
| 32 | Section 7 | 'Will it protect and/or enhance the character and appearance of the Districts townscape and countryside maintaining and strengthening local distinctiveness and sense of place' | Noted. See comment 72 |
| 33 | Section 7 | 'Will it provide for increased access to, and understanding of, the historic environment' | Noted. See comment 72 |
| 34 | Section 7 | 'Will it make best use of existing buildings and physical infrastructure' | Noted. See comment 72 |
| 35 | Section 7 | 'Will it increase the social and/or economic benefit derived from the district's historic environment' | Noted. See comment 72 |
| 36 | Section 7 | 'Will it ensure that restoration and repair and maintenance is sympathetic towards the local government' | Noted. See comment 72 |
| 37 | Section 7 | 'Will it promote high quality urban design' | Noted. See comment 72 |
| 38 | Section 7 | 'Will it improve the satisfaction of people with their neighbourhoods as places to live' | Noted. See comment 72 |
| Suggested alternative indicators: | | | |
| 39 | Section 7 | % or areas of historic buildings, sites and areas, including locally listed assets, affected, whether in an adverse or beneficial way | Noted, See Chapter 8 & monitoring framework Appendix E |

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| 40 | | Number and % of listed buildings at risk (ideally incorporating all grades) | Noted, See Chapter 8 & monitoring framework AppendixE |
| 41 | | Buildings of historic or architectural interest being renewed and reused | Noted, See Chapter 8 & monitoring framework AppendixE |
| 42 | | Improvements in the management of historic and archaeological sites, features and areas | Noted, See Chapter 8 & monitoring framework Appendix E |
| 43 | | Impact of change on the character and appearance of local area (e.g. based on local surveys) | Noted, See Chapter 8 & monitoring framework AppendixE |
| 44 | | % residents content with character and appearance of local area (e.g. based on local satisfaction surveys) | Noted, See Chapter 8 & monitoring framework Appendix E |
| 45 | | The rate of loss of historic landscape features (using countryside agency's quality counts) | Noted, See Chapter 8 & monitoring framework AppendixE |
| 46 | Next steps | Consider: rarity and trends when assessing significant impacts and monitoring indicators | Noted, See Chapter 8 & monitoring framework Appendix E |
| Natural England (Formally English Nature) – G J Walker | | | |
| 47 | General | Natural England find the Scoping report to be comprehensive and well constructed. | Welcomed |
| 48 | PPP | Suggest adding: 'The Conservation (Natural Habitats,&c.) regulations 1994' | Agreed updated in PPP – see Appendix B |
| 49 | PPP | Suggest adding: 'The UK Biodiversity Action Plan' | Agreed. Updated in PPP – see Appendix B |
| 50 | PPP | Suggest adding 'Regional Spatial Strategy', Natural England would like to draw particular attention to Policy QE1, QE4 and QE7 of this document. | Agreed. Updated in PPP – see Appendix B |

| | Ref in text | Comment | Response |
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| 51 | Section 7 | Biodiversity and geological conservation: the objectives, targets and indicators should relate to the existing resource and regional and local BAP. | Acknowledged |
| 52 | Section 7 | Accessible natural green space: Natural England recommends that objectives for the LDF seek to deliver the government endorsed Natural England standards for accessible natural greenspace (ODPM 2002). | Agreed, Passed on to CCDC as on LDF Objectives |
| 53 | Section 7 | Objective: The LDF should seek to reduce emissions to the air from vehicles and industry. | Agreed, Passed on to CCDC as on LDF Objectives |
| 54 | Section 7 | Climate Change: the LDF should consider how to mitigate and adapt to the impacts of climate change. | Agreed, Passed on to CCDC as on LDF Objectives |
| Environment Agency – Jane Field | | | |
| 55 | Section 3 | The Environment Agency welcomes and supports the inclusion of objectives 3.15, 3.16 and 3.22 | Welcomed |
| 56 | Section 3 | Paragraph 6.5 states 'in terms of location, the priority for new housing will be to try to identify previously developed land within urban areas'. This is not supported by any objectives, recommend adding an objectives in order to encourage the sustainable redevelopment of the remaining land that does not lie within the green belt. This could come under the heading of 'prudent use of natural resources'. Suggested objective: 'To encourage sustainable development of brownfield land rather than Greenfield sites' | Agreed, See Comment 72 |
| 57 | Para 3.23 | (iii) The development of brownfield land could be extended to cover more than just economic and employment use. | Agreed, See Comment 72 - objective 11 (use of brownfield land) now takes this into account |
| 58 | Section 5 | Suggest changing the title of section 5 to 'The District Today' or 'Baseline Data' | Agreed, Updated in ER |

| | Ref in text | Comment | Response |
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| 59 | Para 5.49-5.54 | Recommended that details relating to watercourses are addressed explicitly, as they are interrelated to many of the issues discussed elsewhere in this document (flood risk, biodiversity, pollution, recreation etc). | Agreed, included in ER |
| 60 | Baseline | Recommend including Strategic Flood Risk Assessment in the baseline, if one has been done? | An SFRA was carried out and the results fed into the baseline |
| 61 | Para 6.25 | The Environment Agency welcomes the strong language used here when referring to the importance of flooding as a development constraint. | Welcomed |
| 62 | Para 6.25 | Amend SuDS terminology. Recommend the paragraph read '...this will be linked to an encouragement of the use of sustainable drainage systems (SuDS)'. 'SuDS to be incorporated, where viable, into every new development' | Noted. Updated in ER |
| 63 | Section 7 | Biodiversity: Recommend adding river water quality as an indicator for this objective. | Noted, See Chapter 8 & monitoring framework Appendix E |
| 64 | Section 7 | Flooding: Flooding has the potential to affect all forms of development and not just residential. Recommend re-wording this objective: 'To reduce risk of flooding to development' | Agreed, see comment 72 |
| 65 | Section 7 | Flooding: Targets/Indicators could be amended/added as follows: 'No Development allowed in the flood plain' 'SuDS to be incorporated, where viable, into every new development' | Noted, See Chapter 8 & monitoring framework Appendix E |
| 66 | Section 7 | Pollution: Only air pollution is covered, suggest including a new objective for water pollution or re-wording to include water. An indicator of the success of the objective could be obtained through measuring water quality (chemical and/or biological indicators). | Agreed. Noted, See Chapter 8 & monitoring framework Appendix E |
| 67 | Section 7 | Prudent use of natural resources: suggest rewording the objective to encourage the use of water saving devices: | Agreed, see comment 72 |

| | Ref in text | Comment | Response |
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| | | 'To encourage the use of recycled materials, water saving devices and energy efficient design in new development' | |
| 68 | Section 7 | Prudent use of natural resources: Indicators: 'Number of new developments encompassing energy efficient design and layout and water saving devices' | Noted, See Chapter 8 & monitoring framework Appendix E |
| 69 | Section 7 | Use of previously developed land, suggest re-phrasing into plain English: 'Ensure the maximum amount of development is located on brownfield land Or 'To secure the maximum use of previously developed land for future development needs' | See comment 72 |
| 70 | Section 7 | Water: This heading would be better entitled as groundwater and contaminated land and the objective could be reworded to state more clearly the relationship between land contamination and pollution of ground water resources. 'To regenerate and remediate contaminated land, and reduce the risk of land contamination from existing sites' | See comment 72 |
| 71 | PPP | Include a reference to the water framework directive in the PPP | Agreed. Update PPP. |
| 72 | | Change to Objectives | |
| | | It was felt whilst further investigating the baseline for the Site Allocations and Development Control DPDs that new objectives would more comprehensively represent the issues. | |

Responses to Environmental Report Consultation, April-June 2009

| | Ref in text | Comment | Response |
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| English Heritage – Amanda Smith | | | |
| 1 | Appendix C (Baseline Review), page 27 | Consider non-designated aspects of the historic environment more | Agreed; Reference to non-designated sites now included |
| 1 (point 2) | Appendix C (Baseline Review), page 27 | Include more information on condition of historic assets | Agreed; 2009 Heritage at Risk Register for the West Midlands now quoted |
| 2 | Appendix C (Baseline Review), page 28 | Include information on County Council's Landscape Character Assessment and their Historic Landscape Characterisation | Agreed; Landscape Character Maps now included in Appendix C maps |
| 3 | SA Report; Sustainability Framework Table 4.1 | To comply with the Regulations a specific objective for the historic environment should be included in the framework (at present comes under landscape/ townscape objective (SEA Objective 9) | Agreed; new objective (SEA objective 18) now relates only to the historic environment; all policies have now been re-assessed using this new objective |
| 4 | SA Report; section 6.19 (Cultural Heritage) | 'Our comments above on the baseline are relevant here. Also the industrial heritage of the District should be highlighted more prominently' | Agreed; information updated and industrial heritage referred to specifically |
| 5 | SA Report; section 6.20 (Landscape) | 'Similarly our comments above on the baseline are relevant' | Comments noted; new baseline map provides detailed information on historic landscape in the district |
| Natural England – Graham Walker (25/6/09) | | | |
| 1 | n/a | No comments specific to the SA | Noted |
| Environment Agency – Steve Owens (25/6/09, 28,7,09) | | | |

| | Ref in text | Comment | Response |
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| 1 | n/a | No comments specific to the SA | Noted |

Responses to Environmental Report (Informal Core Strategy) Consultation, September 2010

| | Ref in text | Comment | Response |
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| St Modwen | | | |
| 1 | General | St Modwen generally welcomes the work on the Sustainability Appraisal. It is however, acknowledged that this is a working document to underpin emerging policies and proposals. Given this and St Modwen's views on the need for a specific policy relating to the strategic site West of Pye Green Road, the SA should also provide an assessment of such a new policy. | Noted. The site remains under policy CP4 in the Core Strategy. |
| | CP4 | <p>It is noted that the SA scores negatively against biodiversity and general sustainability.</p> <p>This assessment is not generally agreed with. In relation to development on land WPGR, the development of the site, provides opportunities for positive ecological enhancement on primarily agricultural land of limited ecological interest. It also provides the opportunity of delivering beneficial schemes including alternative natural green space aimed at reducing the impact of proposed <u>and existing residents</u> on the nearby Cannock Chase SAC. Without such development it is unlikely these ecological enhancements would be secured.</p> | Noted. The assessment covers the whole suite of development sites and overall house numbers. The minor negative score remains but the narrative has been updated. |
| Environment Agency | | | |
| 1 | n/a | <p>Under the heading Water, water quality in the district is given in terms of River Quality Objectives (RQOs). River and groundwater quality is now measured in a more comprehensive way, in line with the Water Framework Directive. We refer you to the Humber River Basin Management Plan which gives details of the current state of waters and the objectives for each water body.</p> <p>For surface waters there are two separate classifications for water bodies, ecological and chemical. For a water body to be in overall 'good' status both ecological and chemical status must be at least 'good'.</p> <p>For groundwater there are two separate classifications for groundwater bodies;</p> | Noted. More detail on water quality is now provided in the baseline. |

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| | | <p>chemical status and quantitative status. Each must be reported in addition to the overall groundwater body status. For a groundwater body to be at good status overall both chemical status and quantitative status must be good. In addition to assessing status, there is also a requirement to identify and report where the quality of groundwater is deteriorating as a result of pollution and which may lead to a future deterioration in status.</p> <p>For your ease, this can be found at http://www.environment-agency.gov.uk/research/planning/33106.aspx</p> | |

Responses to Environmental Report (Local Plan Pre-Publication) Consultation, August to September 2012

| | Ref in text | Comment | Response |
|---|-------------|--|---|
| Environment Agency – Letter from Jane Field (EA) to John Morgan (CCDC) 18th September 2012 | | | |
| 1 | N/A | <p>We have reviewed the supporting Sustainability Appraisal Report, dated August 2012 and have no objections to the assessment, as it has taken all the evidence base into account.</p> <p>It is not clear however, whether the proposals for Rugeley Town Centre have passed the Sequential and/or Exception Tests as required by national policy, due to their location within the floodplain. This should be clarified.</p> | <p>Since the advice received on 18th September, CCDC have continued to attend 'duty to co-operate' meetings with the Environment Agency. The most recent meetings were on 6th September and 23rd October. Correspondence relevant to these meetings is copied below.</p> |
| Environment Agency – Email from Jane Field (EA) to Antony Lancaster (CCDC)(24th October 2012) | | | |
| 2 | N/A | <p>Please find below the requirements for additions to policies RTC5 and RTC6 should you choose to remove RTC11 and incorporate it into the site-specific policies. We'd be happy to review any revised policy before you formalise it. Let me know if I've missed anything out or if you need any further clarification on issues we discussed.</p> <p>RTC5 – Market Street Garages</p> <p>Development should not be occupied until either a satisfactory Flood Risk Assessment has been approved which demonstrates that the flooding in the roads surrounding the site will not pose an obstacle to safe access and egress in the event of 100yr plus climate change flood event OR if this is not possible, a flood alleviation scheme on Hagley Park playing fields is constructed which results in reduced flooding to the town centre to allow safe access and egress to the site.</p> <p>RTC6 – Bus Station/ Market Hall</p> | <p>No SA response required but further Flood Risk Assessment may be required</p> |

| | Ref in text | Comment | Response |
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| | | Development shall not be occupied until a flood alleviation scheme on Hagley Park playing fields has been constructed in order to ensure that the development is safe and acceptable in policy terms. As a minimum this will mean that the site is removed from the 1 in 20 year flood plain extent, but would ideally remove it from the 1 in 100 year extent to meet the requirements of safe access and egress with an appropriate allowance made for climate change and to ensure that there is no need for floodplain compensation to be undertaken to offset the effects of the buildings footprint. | |
| Environment Agency – Email from Jane Field (EA) to Antony Lancaster (CCDC)(30th November 2012) | | | |
| 3 | N/A | <p>From: John Morgan [mailto:JohnMorgan@cannockchasedc.gov.uk] Sent: 29 November 2012 17:45 To: Field, Jane Subject: RE: Duty to co-op Meetings 6 September and 23 October</p> <p>Jane</p> <p>If both the notes are now acceptable, can you confirm that these are an accurate reflection of our meetings and that the EA consider that the Council has met its obligations under the duty to co-operate requirements. Thanks.</p> <p>John.</p> <p>John Morgan, Principal Planner, Planning Policy. 01543 464308.</p> | No SA response required |

| | Ref in text | Comment | Response |
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| | | <p>From: Field, Jane [jane.field@environment-agency.gov.uk] Sent: 30 November 2012 14:29 To: John Morgan Subject: RE: Duty to co-op Meetings 6 September and 23 October</p> <p>....Yes, having reviewed these notes we consider they are an accurate reflection of our discussions and show that your Authority have met its duty to cooperate obligations.'</p> | |
| St Modwen – Letter to CCDC Planning Services (via RPS consultants), 14th September 2012 | | | |
| | SA Appendix E, Policy CP6 | <p>St Modwen disagrees with the narrative on the assessment matrix for Policy CP6: Housing Land which states “Ecological enhancements should be encouraged for most sites but urban extensions of the scale described could have a negative overall impact, for example by habitat fragmentation and loss.” As commented in representations made to the Core Strategy, development on land WPGR provides opportunities for positive ecological enhancement on primarily agricultural land of limited ecological interest. It also provides the opportunity of delivering beneficial schemes including alternative natural green space aimed at reducing the impact of proposed and existing residents on the nearby Cannock Chase SAC. Without such development it is unlikely these ecological enhancements would be secured.</p> | <p>Ecology surveys and EIA would need to determine the ecological importance of areas to be developed. Negative impacts could then be avoided or minimised based on the information that they would provide. Text in Appendix E has been updated accordingly.</p> |

Responses to Rugeley AAP Pre-Publication Consultation, September 2010

| | Ref in text | Comment | Response |
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| Environment Agency | | | |
| | | <p>1) Background</p> <p>The Level 2 Strategic Flood Risk Assessment (SFRA) undertaken by Halcrow (final draft January 2009) in support of this plan indicates that the majority of the proposed redevelopment sites critical to the regeneration of Rugeley town centre are subject to a high or medium risk of flooding from the Rising Brook, which flows in a culverted channel through the plan's boundaries. This is detailed within paragraph 1.24, and would benefit from the inclusion of a map showing the location of the Rising Brook as it passes through the action plan area (potentially based on Fig 5.1 of the SFRA) and also the extent of flood zones in the context of the key redevelopment sites.</p> <p>We also advise that Paragraph 1.24 should be amended to better reflect the recommendations of the Level 2 SFRA, with regards to the informal flood storage area upstream of the A51 culvert, currently summarised as 'this land should be protected from future development'. An excerpt from section 5.3 of the Level 2 SFRA states 'options to create a formal flood storage area at this location should be investigated in consultation with the Environment Agency. It is also strongly recommended that this area is safeguarded from future development'. This would then link with Policy RTC11.</p> | <p>Matters to be addressed by CCDC in Local Plan (Part 1), Section 2.</p> |
| | | <p>We will provide further comments regarding the issue of functional flood plain within the AAP boundary later on within this response.</p> <p>Given the extent to which flood risk affects this plan, it is questioned whether Planning Policy Statement 25: Development and Flood Risk (PPS25) ought to be listed with paragraphs 1.5 and 1.6 under the heading of National Planning Policy.</p> <p>2) Town Centre Profile</p> <p>We welcome the reference within paragraph 2.3 to the Rising Brook, and the support for de-culverting wherever possible to recreate a natural watercourse to</p> | <p>Matters to be addressed by CCDC in Local Plan (Part 1), Section 2.</p> |

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| | | <p>enhance the public realm and local identity.</p> <p>3) Vision and Objectives</p> <p>Paragraph 3.1 includes the Vision for this area and states that 'The environment will be carefully managed to minimise flood risk'. Given the complexity of flood risk issues and potential solutions that affect Rugeley town centre, it is recommended that this statement is expanded upon to reflect the breadth of related issues, and as such could read 'The Rising Brook will be carefully managed and new developments will be carefully designed to minimise flood risk, ensuring that Rugeley will be truly sustainable.'</p> <p>The Environment Agency are disappointed that the reduction of flood risk has not been reflected within the five objectives in paragraph 3.2, and cannot stress strongly enough how much flood risk is an issue for the proposals, and needs to be addressed.</p> <p>We acknowledge that flooding problems are not one of the reasons that this locality has been chosen for an AAP, and as such may not be applicable within this section, however it should be recognised within the plan that the successful management of flood risk in this locality is integral to the success of the regeneration proposals. Flood risk has the potential to be a constraining or enabling factor for the achievement of each of the five objectives listed.</p> <p>Policy RTC1: Regeneration Strategy</p> <p>This policy details the three options which were put forward for the regeneration of Rugeley. Given the preferred option that has been taken forward, and the extent of flood risk that affects this option, the sustainability appraisal which accompanies this plan should clearly show how this complies with PPS25's sequential approach to land allocation, and that it passes the Sequential Test and Exception Test where appropriate.</p> <p>Policy RTC2: Town Centre Land Uses</p> <p>It is noted that this policy allows for residential land uses on the first floor within the Primary Shopping Area and conversion from retail to residential within the Town Centre Area but outside the Primary Shopping Area, as much of this land</p> | |

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| | | <p>is subject to significant flood risk any change of use within the flood plain would require a Flood Risk Assessment to support such an application as it would be a change of use to a land use more vulnerable to flooding.</p> <p>Ideally in line with PPS25, the town centre should be moving towards a change of land uses which are less vulnerable to the effects of flooding than the current uses, with vulnerable uses such as residential being located within the low risk Flood Zone 1.</p> <p>Amongst other issues, a FRA for such a change to residential would have to demonstrate safe access and egress, which may not be straight forward given the extent of flooding along roads in the vicinity.</p> <p>This could be resolved through the appropriate design and construction of the flood alleviation scheme upstream of the A51 culvert.</p> <p>The redevelopment of any site within the floodplain would require a FRA, and the Environment Agency may object to the proposals if this had not been undertaken, or did not comply with the requirements of PPS25 in demonstrating that the development would be safe and did not increase the risk of flooding to third party land.</p> <p><u>Policy RTC3: Urban Design Principles</u></p> <p>This policy should include reference to flood mitigation measures which would be required on any sites within the floodplain. New developments within the town centre should also incorporate or retrofit sustainable drainage techniques (SuDS) to help reduce pressure on the Rising Brook and flood risk within the wider AAP area. This requirement could be linked into Point 11, or form part of this own point.</p> <p>The reduction of flood risk could also be linked into Point 8 of the policy, as strategic deculverting could act to reduce flood risk overall. Where a development site is located on or nearby to the Rising Brook an assessment of the impact of deculverting on flood risk should be assessed.</p> <p><u>Policy RTC5: Market Street Garages</u></p> | |

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| | | <p>We welcome that flood risk has been addressed within the justification for this policy, and note that this in line with the recommendations of the Level 2 SFRA, but question whether issues relating to flood risk should be included within the Policy section, rather than purely within the Reasoned Justification, as it will impact on the nature and design of the development.</p> <p>As stated within your draft, a Flood Risk Assessment (FRA) will be required to support any application on this land. In line with PPS25 all new residential development should be located outside the modelled Flood Zone 3, which tips into the northern boundary of the site. As Flood Zones 2 and 3 are of the same extent at this location, this will result in development only being located within the low risk Flood Zone 1. If it is proposed to develop within Flood Zone 3 it must be ensured that PPS25's Sequential and Exception Tests are undertaken (and that this is clearly demonstrated within the accompanying Sustainability Appraisal) or alternatively this policy should commit to the site layout allowing buildings only within Flood Zone 1.</p> <p>It would be wise to include a note on access and egress to ensure that the developer is aware that the surrounding roads will be inundated to various depths in the critical 100 year flood event, and that this will be a constraint to the choice of location for point of access to the site.</p> <p>In line with the recommendations of the SFRA, and to ensure safe access and egress from the development during a flood event your Authority should ensure that the Vehicular Gateway indicated on Figure 12 opens onto the road with the lowest flood risk hazard as defined by the SFRA modelling. In order for this development to be considered acceptable a minimum vehicular access must be available at all times. Where this is not possible, the flood alleviation scheme detailed within Policy RTC11 will need to be designed to reduce flood risk to such a level that access to this site will be achievable.</p> <p>It is recommended that if it is not known at this time whether flood risk makes it possible for the access to be located at the specified point, then it is made clear within the AAP that the access shown on Figure 12 is indicative only and the final access point will be determined through the production of a site specific</p> | |

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| | | <p>FRA.</p> <p><u>Policy RTC6: Rugeley Market Hall / Bus Station and surrounding areas</u></p> <p>We welcome the inclusion of flood risk within this policy, and also the encouragement to consider deculverting where possible. It is noted from Figures 14 and 15 that it is proposed to have a pedestrian walkway along what appears to be the culverted Rising Brook. This is welcomed as an easement will be required from this watercourse in order to allow maintenance access, and likewise the construction of buildings over this line would not be acceptable from a maintenance perspective.</p> <p>Given the recent collapse of the Rising Brook culvert in the town centre, and the recommendations of the SFRA, we would however look for this policy to reflect the requirement for a full maintenance survey of the culvert, and replacement and repair wherever necessary. A long-term maintenance schedule should be put in place. This should apply to any windfall site within the town centre, which is not included within the site allocations but has the culvert running through the site.</p> <p>Despite this, the policy does not acknowledge the implications of a significant part of this site lying within Flood Zone 3b, the Functional Floodplain. Table D2 and D3 of PPS25 state that only Water Compatible land uses are acceptable within this zone, and retail and residential do not fall within this category.</p> <p>This policy could however be improved through the inclusion of additional details carried over from the Level 2 SFRA and PPS25. This would better communicate the breadth of constraints that will need to be considered at detailed design stage in order to ensure an acceptable development. We propose the following amendments to proposed Policy RTC 6:</p> <p><i>'Any proposed development will need to take into account the recommendations of the Level 2 Strategic Flood Risk Assessment, and the requirements of national policy. Before any development is implemented, the flood alleviation measures on adjacent land to the west of Western Springs Road shall have been completed. A Flood Risk Assessment (FRA) will need to be carried out to demonstrate the</i></p> | |

| | Ref in text | Comment | Response |
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| | | <p><i>following:</i></p> <ul style="list-style-type: none"> ○ <i>There shall be no development located within Flood Zone 3b (1 in 20 year flood extent)</i> ○ <i>The development will be safe and there shall be vehicular access from the site during flood events, with pedestrian access if possible</i> ○ <i>Flood risk will not be increased elsewhere as a result of the proposals</i> ○ <i>An assessment shall be undertaken as to the viability of deculverting the Rising Brook as it flows through the site, and re-naturalisation of the watercourse shall be undertaken wherever possible. This assessment shall include the impact on local flood risk</i> ○ <i>In the event it is not deemed viable to renaturalise the Rising Brook, a scheme of works shall be put in place to ensure the culvert's structural integrity for the lifetime of the development, based upon the results of a CCTV survey</i> ○ <i>An 8 metre undeveloped zone shall be maintained along the route of the Rising Brook in order to allow essential maintenance access to the culvert and a green corridor if taken out of culvert'</i> <p>Your sustainability appraisal should clearly show how PPS25's Sequential and Exception Tests have been applied and passed in order for this development to be bought forward.</p> <p><u>RTC8: Former Celcon Blockworks Site, Leathermill Lane / Trent and Mersey Canal Corridor</u></p> <p>The Environment Agency have no objections to this policy, however would like to raise awareness that given this is a development site of significant size,</p> | |

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| | | <p>sustainable surface water drainage will be required to be addressed within the Flood Risk Assessment for this site, and land may be required to be set aside to enable this to occur.</p> <p>Given the recent collapse of the Rising Brook culvert in the town centre, and the recommendations of the SFRA, we would however look for this policy to reflect the requirement for a full maintenance survey of the culvert, and replacement and repair wherever necessary. A long-term maintenance schedule should be put in place. This should apply to any windfall site within the town centre, which is not included within the site allocations but has the culvert running through the site.</p> <p>We have recently commented on planning application CH/10/0087 (not yet determined) for a development on this site which fits within these parameters, although having a slightly redefined boundary to the north. This has resulted in none of the site being located within the floodplain, and also not being affected by the culverted Rising Brook which flows along Leathermill Lane. As such our response was limited to risk from the canal, surface drainage and contaminated land issues, all of which were satisfactorily addressed.</p> <p>We do however welcome the inclusion of requirements for an assessment of flood risk from both the undersized culverts and the canal, in addition to the recommendation for deculverting, which will remain an issue if the current proposal is not implemented and development is bought forward based on the parameters of this plan.</p> <p><u>RTC9: Public Realm</u></p> <p>We welcome the proposals within this policy for the enhancements to the Rising Brook corridor.</p> <p>We would hope that given the flooding issues within the town, that where new paving is providing it is of the permeable variety, which would reduce surface run-off and the current pressure on the Rising Brook and its culverts.</p> <p><u>Policy RTC11: Flood Alleviation Measures</u></p> <p>The Market Hall / Bus Station site is subject to the highest risk of flooding, with</p> | |

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| | | <p>approximately half of the site being subject to a 1 in 20 year probability of inundation. The site is therefore classified as the Functional Floodplain (Flood Zone 3b). In line with PPS25 it is not appropriate for the proposed retail and residential land uses to be located on such land and the Environment Agency are likely to object to such a proposal.</p> <p>Most roads surrounding the redevelopment sites are inundated during either the high or medium risk flood events, although the Level 2 SFRA acknowledges that this is of a depth and velocity considered to be a low hazard. Some areas of roads are subject to a higher hazard rating. This has the potential to cause significant obstacles to providing safe access and egress from the redeveloped areas during the critical 100 year plus climate change flood event, and could result in an objection from the Environment Agency on the grounds that the new developments are not safe.</p> <p>Given this and the fact that the Market Hall / Bus Station site is one of the three key developments for the regeneration, we have significant concerns that the proposals are unsustainable in terms of flood risk, and recommend that this policy is amended as follows to address these issues. Your Authority proposes this policy to read as follows:</p> <p><i>'A formal floodplain storage area will be safeguarded from future development, within the open land on land west of Western Springs Road, A460 (formerly A51), in accordance with the recommendations of a flood risk modelling study commissioned by the County Council at the request of the Environment Agency, as part of the Rugeley education learning campus proposals. Flood compensation measures will be implemented to meet the requirements of the Environment Agency.'</i></p> <p>It is considered that given the recent planning proposal CH.09/05 granted permission on 17 March 2010, it is unreasonable to promote a policy of safeguarding this site from development.</p> <p>It needs to be stated within this Policy that without a formal flood risk management scheme at the land at Western Springs Road the development in</p> | |

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| | | <p>the functional flood plain within the AAP cannot be implemented. This issue has been discussed at several meetings with your Authority of the last few months.</p> <p>As such, this policy needs to be re-written to ensure the construction of a formal flood alleviation scheme. Only by undertaking this work can the AAP be delivered. Your Authority should ensure that the delivery of the AAP ensures the implementation of the flood alleviation scheme. The scheme needs to be brought forward before several of the allocated sites can be developed.</p> <p>Given the importance of this alleviation scheme for the regeneration of the town centre, alternative methods for its delivery must be considered to allow for the possibility that the permitted school development scheme may not implemented.</p> <p>It is also essential that the policy makes some reference to timing, as to ensure compliance with PPS25 the alleviation scheme must be fully functioning prior to a number of the key town centre redevelopment sites being bought forward.</p> <p>The recommendations of the County Council's modeling study undertaken by Halcrow referenced <i>WBRSMS (June 2010)</i> outlined a Preferred Option for flood alleviation at this site, further detailed within the <i>Gifford Flood Alleviation Feasibility Study 16253/WT/004 (June 2010)</i>. This would have only a minimal effect on flood levels downstream. As detailed within our <i>letter UT/2010/108208/01-L01 (14 July 2010)</i> to Staffordshire County Council, this is not considered an acceptable option and further work is required to design a scheme which would have the outcomes required for Rugeley town centre. As such, the Environment Agency considers that the policy should not refer to these recommendations as they are inadequate. Please find this letter attached for your information.</p> <p>The flood flow data produced as part of the Halcrow modeling report could however be used within the assessment and design of the flood alleviation scheme.</p> <p>The policy must include greater detail on the purpose and nature of this scheme for the following reasons:</p> | |

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| | | <ul style="list-style-type: none"> ○ To link to the regeneration proposals in the plan, and therefore justify the policy's inclusion within the AAP. ○ To guide the prospective developers on what would be expected of them. ○ To ensure that the specific required outcomes of any alleviation scheme are clearly communicated and implemented. ○ To assist in the determination of planning proposals <p>Finally, the reference to required flood compensation measures could mislead potential developers into thinking that flood alleviation and compensation measures are one and the same thing. Any development on this site which included an encroachment of buildings or land raising within Flood Zone 3 would require floodplain compensation to be undertaken in order to ensure that the development does not reduce floodplain storage and increase flood risk elsewhere by displacing flood water outside of the natural floodplain. These compensation measures would form part of a package of mitigation works detailed within a site specific Flood Risk Assessment to protect the development from flooding and ensure that flood risk was not increased elsewhere, in line with the requirements of PPS25. Floodplain compensation is not required for the school planning permission as the proposed buildings have been located outside the modeled floodplain extent.</p> <p>In light of the above, we recommend that Policy RTC11 is amended as follows:.</p> <p>'A formal flood alleviation scheme will be constructed, within the open land west of Western Springs Road, A460 (formerly A51). This shall have the purpose of reducing existing flood risk affecting the town centre, therefore enabling the proposed regeneration. As a minimum, the scheme shall hold back functional flood plain flows, and ensure that allocations within this AAP are outside of the functional flood plain. This scheme shall be delivered through the redevelopment of this open land or through financial contributions from town centre developers and shall be undertaken to the satisfaction of the Environment Agency. The scheme shall be implemented prior to the</p> | |

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| | | <p>development of any sites shown to lie within the functional flood plain (as shown with the Level 2 SFRA). It shall as a minimum requirement enable vehicular access to the development sites in the town centre. This work is critical to the reduction of Flood Zone 3b affecting the Market Hall / Bus Station site.'</p> <p>Without the benefit of a strong flood risk policy within your AAP, it should be noted that we would consider this plan to be unsound.</p> <p>7) Implementation Framework</p> <p>The Environment Agency proposes that this framework is revised to include the projected timescales for the flood alleviation scheme, essential to the Market Hall site, amongst others.</p> <p>Culvert Maintenance</p> <p>Finally, the Environment Agency wish to raise awareness of one of the recommendations of the Level 2 SFRA undertaken in support of this plan, which recommends in section 6.3 that development control policies and strategic objectives should look to 'ensure appropriate assessment and maintenance of culverts... An assessment of the structural integrity of culverts should be carried out prior to any development above or in the vicinity of the culvert. In addition, clearance and maintenance schedules should be developed to periodically clear culverts of blockages during flood events and ensure that residual risk is minimised.'</p> <p>We have raised this as a specific issue in relation to the Market Hall/ Bus Station site, however it is applicable to any other site through which the culverted Rising Brook passes through. Your Authority should seek to incorporate this requirement into the policies of this plan, in order to ensure there is not a repeat of the town centre culvert collapse of 2008.</p> | |

Appendix B

Review of Relevant Policies, Plans and Programmes

| Title of Policy, Plan, Programme or Legislation | Summary & Key Objectives | Target (if applicable) | Relevance to Local Plan Part 1 |
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| INTERNATIONAL | | | |
| The Convention on Biological Diversity, Rio de Janeiro 1992 | The convention is designed to conserve biological diversity, ensure the sustainable use of this diversity and share the benefits generated by the use of genetic resources. | | The Local Plan Part 1 must ensure the conservation of Cannock Chase's rich biodiversity. |
| Agenda 21 1992 | A comprehensive plan of action adopted by more than 178 governments at the United Nations Conference on Environment and Development (UNCED) held in Rio de Janeiro in 1992. Agenda 21 underlines the growing awareness of the need to adopt a balanced and integrated approach to environment and development issues. | Agenda 21 contains a broad range of qualitative objectives that relate to sustainable development. These include a requirement for countries to adopt integrated strategies to ensure compliance with legislation relating to sustainable development, to promote the use of renewable energy systems and to build public environmental awareness | The Local Plan Part 1 must reflect Cannock Chase's contribution towards achieving the goal of sustainable development. |
| The Kyoto Protocol to the United Nations Framework Convention on Climate Change Adopted December 1997 | The Protocol entered into force in February 2005. Developed countries that have ratified the Protocol are committed to reducing their emissions of greenhouse gasses. To date no subsequent negotiations have led to a replacement or extension to the Kyoto Protocol that entails binding agreements to cut emissions beyond 2012. | The UK is committed to cutting its emissions by 12.5% on 1990 levels by the 2008-2012 period. | Cannock Chase's role in contributing towards national greenhouse gas emission reduction targets needs to be reflected in the Local Plan Part 1. |

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| <p>The Johannesburg Declaration of Sustainable Development 2002</p> | <p>The Johannesburg Summit 2002 – the World Summit on Sustainable Development – aimed to address difficult challenges, including improving people's lives and conserving our natural resources in a world that is growing in population, with ever-increasing demands for food, water, shelter, sanitation, energy, health services and economic security.</p> | | <p>The Local Plan Part 1 must reflect Cannock Chase's contribution towards achieving the goal of sustainable development.</p> |
| <p>Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979)</p> | <p>The Bonn Convention aims to improve the status of all threatened migratory species through national action and international Agreements between range states of particular groups of species. It aims to:</p> <ul style="list-style-type: none"> • To conserve/restore habitats and control other factors that might endanger the listed migratory birds | | <p>The LDF should try to avoid or minimise impacts on migratory species and their habitats.</p> |
| <p>Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)</p> | <p>The convention aims:</p> <p>To conserve wild flora, fauna and natural habitats</p> <ul style="list-style-type: none"> • To promote co-operation between states • To give particular attention to endangered and vulnerable species, including endangered and vulnerable migratory species | | <p>The LDF should take the conservation of biodiversity into account.</p> |

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| | <ul style="list-style-type: none"> • Appendices provide detailed information on species and habitats protected under the convention. <p>Obligations for contracting parties: conservation of wild flora and fauna and all natural habitats in general, by</p> <ul style="list-style-type: none"> • Promoting national conservation policies • Taking conservation into account in regional planning policies and pollution abatement • Promoting education and information | | |
| The UN Millennium Declaration and Millennium Development Goals (2002) | <p>All 191 UN member states set out eight millennium development goals which should be met by 2015.</p> <p>'We must tackle, issues of climate change, preserving biodiversity, managing our forests and water resources, and reducing the impacts of natural and man-made disasters.'</p> | | The LDF can help in achieving those objectives. |
| EUROPEAN | | | |
| Directive 2008/50/EC on ambient air quality and cleaner air for Europe | The Air Quality Directive sets out the requirements for ambient air quality monitoring, assessment and management. | | The Local Plan Part 1 should reflect the need to reduce monitor, assess and manage air quality. |

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| <p>Convention on Long-range Transboundary Air Pollution (UNECE,1979)</p> | <p>The aim of the Convention is that Parties shall endeavour to limit and, as far as possible, gradually reduce and prevent air pollution including long-range trans-boundary air pollution.</p> | | <p>The Local Plan Part 1 should set policies that will contribute to the reduction of air pollution.</p> |
| <p>The European Convention on the Protection of the Archaeological Heritage 1992</p> | <p>The “Valetta Convention” makes the conservation and enhancement of the archaeological heritage one of the goals of urban and regional planning policies. It is concerned in particular with arrangements to be made for co-operation among archaeologists and town and regional planners in order to ensure optimum conservation of archaeological heritage.</p> | | <p>Cannock Chase’s archaeological heritage should be conserved and enhanced and this requirement should be reflected in the Local Plan Part 1.</p> |
| <p>The Waste Framework Directive (2008/98/EC)</p> | <p>This Directive aims to create an integrated approach to waste management in order to reduce waste production. It requires all necessary measures to be taken to ensure that waste is recovered or disposed of without harming human health. A key aspect of the Directive is the waste hierarchy:</p> <p>Prevention - Reuse and preparation for reuse - Recycle - Recovery – Disposal.</p> | | <p>The Local Plan Part 1 should reflect the need to reduce the overall amount of waste that is produced within the district as well as the need to sustainably manage the waste that is produced in line with the waste heirarchy.</p> |
| <p>The Habitats Directive (92/43/EEC)</p> | <p>The aim of this Directive is to contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora in the</p> | | <p>The Local Plan Part 1 must not designate projects to be constructed that may have an adverse impact on Natura 2000 sites unless there are imperative reasons of overriding public interest for their</p> |

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| | <p>European territory of the Member States to which the Treaty applies. Measures taken pursuant to this Directive are being designed to maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest.</p> <p>It requires Special Areas of Conservation (SACs) to be identified which form a network of protected areas called Natura 2000 along with SPAs. Projects are only permitted on such sites under exceptional circumstances.</p> | | <p>development.</p> <p>Accept the primacy of nature conservation objectives, and clearly take note of these designations in setting SA objectives and defining options in the LDF.</p> <p>Ensure the location of designated areas is clear and taken into account in any options (e.g. those affecting the strategic transport network).</p> <p>Prioritise policies that avoid or result in minimal damage to designated areas. Ensure assessment reviews impact on SACs/SPAs from non-adjacent sites.</p> <p>Review the extent to which policy options would damage or destroy these features, or sever habitats over a wide area or long distance, and use less damaging options or appropriate mitigation measures.</p> |
| <p>The Aarhus Convention (1998) Adopted June 2001</p> | <p>The Aarhus Convention establishes a number of rights of the public (citizens and their associations) with regard to the environment. Public authorities (at national, regional or local level) are to contribute to allowing these rights to become effective.</p> | | <p>Public involvement in the development of the Local Plan Part 1 should be actively facilitated.</p> |
| <p>EC DIRECTIVE 2003/4/EC on public access to environmental information</p> | <p>Enforces the right of the public to view environmental information held by public authorities.</p> | | <p>Cannock Chase District Council is required to ensure that all environmental information relating to the Local Plan Part 1 is disseminated and made available to the general public '<i>to the widest extent possible</i>'.</p> |
| <p>The Lisbon Agenda</p> | <p>A ten year European strategy designed to spur economic</p> | <p>Targets are wide ranging and ambitious. They include</p> | <p>By promoting innovation and investment in Cannock Chase the Local Plan Part 1 can</p> |

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| Established 2000 | growth throughout the EU. | achieving 3% average economic growth, 70% employment and the creation of 20 million jobs across Europe by 2010. | encourage economic growth in the district in alignment with the goals set out in the Lisbon Agenda. |
| EU Directive Establishing a Framework for the Community Action in the Field of Water Policy (2000/60/EC) – The Water Framework Directive | Aims to protect and enhance Europe's water environment. Its main objectives are to improve water quality, reduce flooding risk and improve aquatic habitats for wildlife. | Nearly all inland and coastal waters are required to reach 'good' status by 2015. | Incorporation of regional housing requirements in the Local Plan Part 1 must carefully consider current land use and future climate scenarios in order to minimise the effects of flooding and drought events and facilitate long term improvements in water quality. |
| EU Nitrates Directive (91/676/EEC) | <p>The Directive addresses water pollution by nitrates from agriculture. It seeks to reduce or prevent the pollution of water caused by the application and storage of inorganic fertiliser and manure on farmland. It is designed both to safeguard drinking water supplies and to prevent wider ecological damage in the form of the eutrophication of freshwater and marine waters generally.</p> <p>Polluted waters are:</p> <ul style="list-style-type: none"> ▪ Surface freshwaters, in particular those used or intended for the abstraction of drinking water, that contain or could contain, than the concentration of nitrates laid down in accordance with Directive 75/440/EEC; | Every four years Member States shall report on polluted or likely to be polluted waters and designed vulnerable zones, and measures and actions taken to reduce the pollution from nitrates. | SA should include objectives on water quality. |

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| | <ul style="list-style-type: none"> ▪ Groundwaters containing or that could contain more than 50 mg/l nitrates; <p>Natural freshwater lakes, other freshwater bodies, estuaries, coastal waters and marine waters found or likely to be eutrophic.</p> | | |
| The Strategic Environmental Assessment (SEA) Directive (2001/42/EC) | Aims to identify and mitigate significant environment effects arising from certain plans and programmes. Emphasis is placed on integrating sustainability considerations into the preparation and adoption of plans and programmes. | | The Directive requires that an SEA be carried out on DPD and an Environment Report produced. The SA Report to be prepared for the Local Plan incorporates the requirements for an environmental report under the SEA Directive. |
| The Environmental Noise Directive (2002/49/EC) | Provides a strategic approach to controlling environmental noise and to provide a common basis for tackling the noise problem across the EU. It requires Strategic Noise Maps to be drawn up along major roads, major railways and major airports. Action plans also have to be prepared to manage noise issues. | The European Commission is currently reviewing the Directive. | The Local Plan Part 1 will provide an input into noise action plans. |
| European Landscape Convention 2004 | The UK has ratified this convention. Signatories agree to implement four general measures: to recognise landscapes in law, as an essential component of people's heritage, identity and surroundings; to establish and implement landscape policies aimed at | | The Local Plan Part 1 should aim to protect and manage Cannock Chase's landscape. |

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| | landscape protection, management and planning; to establish procedures for public participation in the definition and implementation of landscape policies; to integrate landscape into regional planning and in cultural, environmental, agricultural, social and economic policies. | | |
| European Spatial Development Perspective 1999 | <p>Aims to provide an integrated, multi-sectoral and indicative strategy for the spatial development, The key ideas of ESDP are:</p> <ul style="list-style-type: none"> ▪ an integrated approach - not just to look at specific sectors of development activity (e.g. environment, economic development, or transport), but to recognise that they all affect each other; ▪ spatial development - a much wider view of the development, vital for integrative approach; ▪ strategic aspects - interlinked actions to achieve balanced and sustainable territorial development; ▪ Indicative views - the responsibility lies with the developed regions and territories to implement the development principals. | | The Local Plan Part 1 should have a broad view of development, recognising that different sectors of development will affect one another. |

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| <p>The EU Sustainable Development Strategy 2006</p> | <p>The aim is to identify and develop actions to enable the EU to achieve a continuous long-term improvement of quality of life through the creation of sustainable communities able to manage and use resources efficiently, able to tap the ecological and social innovation potential of the economy and in the end able to ensure prosperity, environmental protection and social cohesion.</p> | <p>The strategy sets overall objectives and concrete actions for seven key priority challenges for the coming period until 2010</p> | <p>The Local Plan should aim to create sustainable communities in Cannock Chase which have an improved quality of life.</p> |
| <p>‘Together for Health: A Strategic Approach for the EU 2008 – 2013’</p> | <p>This Strategy aims to provide an overarching strategic framework spanning core issues in health as well as health in all policies and global health issues. The Strategy aims to set clear objectives to guide future work on health at the European level, and to put in place an implementation mechanism to achieve those objectives, working in partnership with Member States.</p> | | <p>The Local Plan should consider ways in which it can contribute to improving the health of Cannock Chase’s residents.</p> |
| <p>The Urban Waste Water Directive (91/271/EEC)</p> | <p>This Directive concerns the collection, treatment and discharge of urban waste water and the treatment and discharge of waste water from certain industrial sectors. The objective of the Directive is to protect the environment from the adverse effects of the abovementioned waste water discharges.</p> | | <p>The Local Plan should ensure the protection of the environment from waste water.</p> |

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| <p>The Waste to Landfill Directive (99/31/EC)</p> | <p>The objective is to prevent or reduce as far as possible negative effects on the environment from the land filling of waste, by introducing stringent technical requirements for waste and landfills.</p> <p>The Directive is intended to prevent or reduce the adverse effects of the landfill of waste on the environment, in particular on surface water, groundwater, soil, air and human health.</p> | | <p>The Local Plan should consider how to reduce Cannock Chase's contribution to landfills, through encouraging waste reduction.</p> |
| <p>NATIONAL</p> | | | |
| <p>LEGISLATION</p> | | | |
| <p>Localism Act 2011</p> | <p>The Localism Act was introduced by the Coalition Government to reform planning policy. It provides more decision-making powers to local authorities, for example on housing allocation. It also introduced a new element to local plan-making called neighbourhood Planning. The new law allows residents and businesses in a neighbourhood to do two things if they want to:</p> <p>(i) Develop a plan for their neighbourhood.</p> <p>(ii) Propose that a particular proposal should automatically get planning permission in their area.</p> | | <p>The Local Plan Local Plan Part 1 and AAP should respond to the new requirements of the Localism Act to encourage more local level decision-making and participation in planning whilst providing a framework of policies that encourage development to be sustainable.</p> |

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| Wildlife and Countryside Act 1981 (as amended) | Principal legislative mechanism for the protection of wildlife in Great Britain. Requires any land that is identified as being of special interest by reason of any of its flora, fauna, geological or physiographical features to be classified as a Site of Special Scientific Interest (SSSI) and afforded certain protection against damaging measures. | | There are several SSSIs in Cannock Chase. The Local Plan should recognise their statutory importance and strive to ensure they are adequately protected. |
| Countryside and Rights of Way (CRoW) Act 2000 | CRoW extends the public's ability to enjoy the countryside whilst also providing safeguards for landowners and occupiers. It creates a new statutory right of access to open country and registered common land, modernise the rights of way system, give greater protection to Sites of Special Scientific Interest (SSSIs), provide better management arrangements for Areas of Outstanding Natural Beauty (AONBs), and strengthen wildlife enforcement legislation. Emphasises the public's right of access to open country and common land, and gives additional protection to Sites of Special Scientific Interest (SSSI). | | The Local Plan Part 1 should protect Cannock Chase's Rights of Way. |
| The Conservation of Habitats and Species Regulations 2010 | These regulations are the principal means by which the Habitats Directive is transposed in England and Wales. They update the legislation and consolidate all the | | The Local Plan should recognise the statutory importance of the SACs and strive to ensure they are adequately protected. |

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| | many amendments which have been made to the regulations since they were first made in 1994. | | |
| Natural Environment and Rural Communities Act (NERC) 2006 | <p>Every public authority must have regard, to the purpose of conserving biodiversity.</p> <p>It creates a new offence for public bodies and others who permit the carrying out of an operation which damages an SSSI without reasonable excuse. It halts the implied creation of new public rights of way for mechanically propelled vehicles, and extinguishes existing public rights of way for mechanically propelled vehicles, where those rights are not already recorded on the definitive map and statement.</p> | | The Local Plan Part 1 should help to ensure the protection of SSSIs and other biodiversity. |
| The Urban Waste Water Treatment Regulation (England and Wales) (Amendments) 2003 | The Urban Waste Water Treatment (England and Wales) Regulations 1994 transposed the requirements of the European Council Urban Waste Water Treatment Directive (91/271/EEC) into UK law. These set standards and deadlines for the treatment of sewage according to the population served by sewage treatment works, and the sensitivity of receiving waters to their discharges. | | The Local Plan Part 1 should ensure the protection of the environment from sewage. |
| Climate Change Act 2008 | The UK has passed legislation which introduces the world's first long term legally binding framework to tackle the dangers of climate change. | <p>This Act sets a target for the year 2050 for the reduction of targeted greenhouse gas emissions</p> <p>Green house gas emission</p> | Ensure all reasonable opportunities are taken forward to reduce greenhouse gas emissions and promote renewable energy and higher energy efficiency. |

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| | <p>The two key aims underpinning the Act are;</p> <ul style="list-style-type: none"> to provide carbon management and help the transition towards a low carbon economy in the UK; and to demonstrate strong UK leadership internationally, signalling that we are committed to taking our share of responsibility for reducing global emissions in the context of developing negotiations on a post-2012 global agreement at Copenhagen in 2009. | <p>reductions through action in the UK and abroad of at least 80% by 2050, and reductions in CO² emissions of at least 26% by 2020 against a 1990 baseline.</p> | |
| <p>Community Infrastructure Levy (Amendment) Regulations 2011</p> | <p>The Community Infrastructure Levy (CIL) is a new levy that local authorities in England and Wales can choose to charge on new developments in their area. Came into force on 6 April 2011. The regulations have been amended to ensure local authorities have more control over the processes for operating the levy by removing the centrally prescribed arrangements for payment, removing the threshold for in kind payments of land, making minor amendments to close potential loopholes and improve how the levy system works.</p> | | <p>Local Plan should include policy to make use of CIL.</p> |
| <p>Warm Homes and Energy Conservation Act 2000</p> | <p>Requires the Secretary of State to publish and implement a strategy for reducing fuel poverty.</p> | <p>Sets a legal requirement for the government to set a date by which it aims to end fuel poverty. The Government has</p> | <p>Vulnerable households need to be identified and the issue of fuel poverty addressed.</p> |

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| | | pledged to do this by 2016. | |
| Sustainable Energy Act 2003 | Makes provision about the development and promotion of a sustainable energy policy. | The Government has a statutory aim to save 3.5 million tonnes of carbon from residential properties in England through energy efficiency measures by 2010. | Energy efficiency measures need to be integrated into new housing developments designated by the Local Plan Part 1. |
| Traffic Management Act 2004 | Intended to provide the basis for better conditions for all road users through the proactive management of the national and local road network. Part two of the act places a duty on local authorities to keep traffic flowing. | | The needs of all road users should to be addressed. The promotion of safe and viable alternatives to travelling by car will assist in reducing traffic impacts such as fossil fuel consumption, greenhouse gas emissions and congestion. |
| Secure and Sustainable Buildings Act 2004 | Affords powers to address the sustainability of buildings. The Act ensures sustainability standards are incorporated into renovation work and seeks to improve crime resistance measures that are built into buildings. | | Renovation work specified by the Local Plan Part 1 should reflect the need to create sustainable and secure buildings. |
| The Housing Act 2004 | A significant piece of legislation that is designed to create a better and fairer housing market. Measures are included to improve the condition of properties, police landlords and change tenancy laws to tackle anti-social behaviour. | Designed to assist the Government to achieve its target of bringing all social housing up to 'decent' standard by 2010. Decent homes are those that meet criteria to ensure they are warm, weatherproof and have reasonably modern facilities. | The Local Plan Part 1 should seek to ensure that all existing and planned social housing is of decent standard and policies are included to improve conditions for vulnerable households in privately owned housing. |
| PLANS AND POLICY DOCUMENTS | | | |
| National Planning Policy Framework | The NPPF replaces the majority of | | The Local Plan should respond to the |

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| 2012 | Planning Policy Statements (with the exception of PPS10 on Waste) with a more succinct document. The NPPF introduces a presumption in favour of sustainable development and sets out guidelines on what constitutes unsustainable development. It aims to ensure development planning is more planned. | | NPPF by including a presumption in favour of sustainable development and providing a clear framework of policies that set out how sustainable development will be interpreted within district level. |
| The UK Air Quality Strategy 2007 | Sets out a way forward for work and planning on air quality issues, sets out the air quality standards and objectives to be achieved, introduces a new policy framework for tackling fine particles and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. | The strategy identifies explicit targets for eight pollutants to protect human health and targets for two pollutants to protect vegetation and ecosystems. | Cannock Chase has designated an Air Quality Management Area. The Local Plan Part 1 should seek to ensure that air pollution within this area is managed and where possible, steps are taken to alleviate air quality problems. |
| The Stern Report 2006 | The report assesses the economics of moving to a low-carbon global economy, focusing on the medium to long-term perspective, and drawing implications for the timescales for action, and the choice of policies and institutions. It also examines the potential of different approaches for adaptation to changes in the climate; and specific lessons for the UK in the context of its existing climate change goals. | | Cannock Chase's role in contributing towards national greenhouse gas emission reduction targets needs to be reflected in the Local Plan Part 1. |
| UK Biodiversity Action Plan 1994 | Outlines the UK Government's approach to biodiversity conservation in response to the | | The Biodiversity Action Plan for Staffordshire should be consulted when developing the Local Plan Part 1 in order |

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| | 1992 Rio Convention. It involves the development of action plans to manage ecologically important species and habitats. | | to mitigate potential conflicts. |
| Government Review of Waste Policy in England (DEFRA 2011) | This review seeks to prioritise efforts to manage waste in line with the waste hierarchy and reduce the carbon impact of waste; Develop a range of measures to encourage waste prevention and reuse, supporting greater resource efficiency; Develop voluntary approaches to cutting waste, increase recycling, and improve the overall quality of recycle material, working closely with business sectors and the waste and material resources industry. | Measures against EU targets: <ul style="list-style-type: none"> • EU Landfill Directive targets on the diversion of biodegradable municipal waste from landfill in 2013 and 2020; • Waste Framework Directive target that 50% of waste from households is recycled by 2020; • Waste Framework Directive target to recovery at least 70% of construction and demolition waste by 2020; • A range of minimum producer responsibility targets covering packaging, • Waste Electronic and Electrical Equipment (WEEE), End of Life Vehicles (ELV) and batteries. | The goals of reducing waste and promoting resource efficiency should be reflected in Local Plan. |
| PPS 10; Planning for Sustainable Waste Management Office of the Deputy Prime Minister | States that proposed new developments should be supported by site waste management plans of the type encouraged by the code of practice published by the DTI. Such | | Sustainable waste management needs to be addressed as part of the Local Plan Part 1 in order to reduce the amount of waste sent to landfill and increase the |

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| 2005 | plans should identify the volume and type of material to be demolished and/or excavated, opportunities for the reuse and recovery of materials and to demonstrate how off-site disposal of waste will be minimised and managed. Furthermore, good design and layout in new development can help to secure opportunities for sustainable waste management, including community recycling. | | volume that is recycled. |
| Good Practice Guide on Planning for Tourism (2006) | <p>This planning guide is designed to:</p> <ul style="list-style-type: none"> ▪ ensure that planners understand the importance of tourism and take this ▪ fully into account when preparing development plans and taking planning decisions; ▪ ensure that those involved in the tourism industry understand the principles of national planning policy as they apply to tourism and how these can be applied when preparing individual planning applications; ▪ ensure that planners and the tourism industry work together effectively to facilitate, promote and deliver new tourism developments in a sustainable way. | | The Local Plan Part 1 should reflect the role tourism plays in Cannock Chase and, where possible, build upon the economic opportunities that tourism can offer the district. |
| Delivery Plan 2008-2012, England's Trees, Woods and Forests 2007 | Forestry Commission England and Natural England have led the development of this Plan. The Plan | The Plan recognises that: Business and economic | LDF should seize upon opportunities to expand existing woodland or create new |

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| | <p>sets out what needs to be done to achieve the five Aims of the Strategy as a national level framework up to 2012.</p> <p>The aims of the Strategy are;</p> <ul style="list-style-type: none"> • A Sustainable Resource; • Climate Change; • Natural Environment; • Quality of Life • Business and Markets | <p>viability are key drivers that can help deliver wider public benefits:</p> <p>The benefits of trees and woods are particularly valuable in urban and growing communities;</p> <p>We need to continue efforts to improve the role that trees, woods and forests play in shaping and contributing to our natural environment;</p> <p>We need to plan more effectively for trees, woods and forests to be an integral part of new communities. We also need to improve the contact and relationship existing communities have with their trees and woods; and</p> <p>Trees, woods and forests are important to wider land management and need to be included in debate and decision making, for example in relation to biodiversity, flood management and soil conservation.</p> | <p>woodland areas.</p> |
| <p>Making Space for Water 2005</p> | <p>This strategy aims to implement a more holistic approach to managing flood risks in England. The aim will be to manage risks by employing an integrated portfolio of approaches which reflect both national and local</p> | | <p>The Local Plan Part 1 should ensure that all possible measures to mitigate flood risk are taken into account.</p> |

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| | <p>priorities, so as to:</p> <ul style="list-style-type: none"> • reduce the threat to people and their property; and • deliver the greatest environmental, social and economic benefit, consistent with the Government's sustainable development principles | | |
| REGIONAL | | | |
| Staffordshire Biodiversity Action Plan (SBAP) launched 1998 | The SBAP aims to assess the biodiversity resource of Staffordshire, identify the UKBAP targets that are relevant and set the priorities for nature conservation for the county. | | The Biodiversity Action Plan for Staffordshire should be consulted when developing the Local Plan Part 1 in order to mitigate potential conflicts. |
| West Midlands Biodiversity Partnership, Enhancing Biodiversity Across the West Midlands, 2008 | The regional guidance sets out to demonstrate, to local planning authorities, how Local Opportunity Mapping for biodiversity in the West Midlands will make a major contribution to achieving national and regional policy objectives and statutory requirements for enhancing biodiversity. | | The guidance seeks to encourage all West Midlands LDFs to include a local opportunity map for biodiversity and a vision for landscape scale habitat connectivity. In taking forward local biodiversity enhancement work through the spatial planning process at a local level it is anticipated that local authorities will use the regional map to begin to develop a local opportunity map. |
| Department of Transport's rail spending plans in the High Level Output Specification (HLOS) 16 July 2012 | Announced approval of the £30m Walsall-Cannock-Rugeley electrification scheme to be implemented between 2014 and 2019. | | The LDF should take this into account when setting out transport policies. |
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| <p>Community Strategy for Staffordshire, South Staffordshire Community Partnership, 2005 - 2020</p> | <p>Sets out the vision for establishing and maintaining sustainable communities in Staffordshire</p> | | <p>The Local Plan Part 1 should consider the targets/ mile stones in this strategy regarding public transport, rural issues, economy and education, and social care.</p> |
| <p>Staffordshire County Council Minerals and Waste Development Scheme</p> | <p>This Document sets out proposals for preparing new mineral and waste development documents that will contain the policies and proposals for future quarrying and waste management development in Staffordshire as well as supporting guidance. It takes account of the emerging NPPF and PPS 10.</p> <p>The document sets out which policies from the Staffordshire and Stoke-on-Trent Minerals Local Plan 1994-2006 and the Staffordshire and Stoke-on-Trent Waste Local Plan 1998-2011 are saved.</p> | | <p>Minerals extraction can potentially have a wide range of social, economic and environmental impacts and should be addressed and evaluated in relevant parts of the LDF and SA/SEA.</p> <p>A combined Minerals and Waste Development Framework is currently being prepared. The Local Plan Part 1 will need to consider, in its policies, the issues of waste and resources and refer to the saved policies from the currently adopted documents</p> |
| <p>Staffordshire Children and Young People's Strategic Action Plan 2011-12</p> | <p>This document sets out the priority actions that Staffordshire County Council and its partners will take to improve quality of life and outcomes for children and young people.</p> | | <p>The Local Plan Part 1 may aid in progressing this plan through the provision of education and social care development within policy.</p> |
| <p>Planning for Landscape Change Supplementary Planning Guidance to the Staffordshire and Stoke on Trent Structure Plan, SCC, 1996 – 2011</p> | <p>Provides a series of GIS maps that display the objectives for landscape planning over the plan period.</p> | | <p>This document should inform the SEA baseline.</p> |

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| <p>Local Transport Plan for Staffordshire LTP3, SCC (2011)</p> | <p>The LTP3 provides a plan to deliver an integrated strategy for transport in Staffordshire. It covers all modes of transport (including walking, cycling, public transport, car based travel, rail and freight), the management and maintenance of the local highway network and the relationship between transport and wider strategic issues such as the economy, community safety, the environment and social inclusion. The LTP's main objectives are:</p> <ul style="list-style-type: none"> • Supporting growth and regeneration. • Maintaining the highway network. • Making transport easier to use and places easier to get to. <p>Other LTP objectives include:</p> <ul style="list-style-type: none"> • Improving safety and security. • Reducing road transport emissions and their effects on the highway network. • Improving health and quality of life. • Respecting the environment. | <p>The LTP3 Implementation Plan, covers the period from April 2011 to March 2015, sets out the County Council's plans for transport delivery in the context of the resources expected to be available during this period; it identifies the areas of service provision that the Council will be unable to fund at previous levels given the current financial situation. The Implementation Plan also describes the arrangements in place for overseeing LTP delivery and ensuring that it remains on track to meet its objectives.</p> | <p>The Local Plan Part 1 should consider the policies and proposals in the LTP and how it can facilitate the delivery of the key aims e.g. by promoting transport access and more sustainable patterns of spatial development.</p> |
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| <p>Staffordshire and Stoke – on – Trent Structure Plan (Saved Policies) 1996-2011</p> | <p>This Structure Plan for Staffordshire and Stoke-on-Trent has been prepared jointly by Staffordshire County Council and Stoke-on-Trent City Council and proposes a broad planning framework for the period 1996-2011. It provides a comprehensive, sustainable strategy relating to land use, transportation and the environment. It provides the strategic context for local plans dealing with detailed land use policies and site specific developments. It also looks beyond the Plan period, as policies agreed now will inevitably have an effect on long term land use patterns and the environment.</p> | <p>Some of the aims of the Structure Plan are to:</p> <ul style="list-style-type: none"> • Increase the prosperity of Staffordshire and Stoke – on –Trent and reduce unemployment levels; • Maintain and enhance environmental quality; • Meet identified housing needs; • Develop a more sustainable integrated accessibility strategy; and • Revitalise the image of Staffordshire and Stoke – on – Trent. | <p>The LDF and the SA should take these objectives into account e.g. in the form of plan or SA/SEA objectives.</p> |
| <p>Staffordshire County-wide Renewable / Low Carbon Energy Study 2010</p> | <p>The aim of the study is to inform the partner authorities about the technical potential, the viability and the deliverability of various renewable and low carbon options through the preparation of a local evidence base. This evidence base has been developed with the project steering group and includes:</p> <ul style="list-style-type: none"> • Analysis of low carbon generation resource potential • Investigation of suitable carbon standards for new development • Recommendations for planning policy and associated non-planning measures to support | | <p>The report includes recommendations for planning policy and associated non-planning measures to support effective planning policy in the Local Plan Part 1.</p> |

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| | effective planning policy. | | |
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| Cannock Chase Strategic Flood Risk Assessment (SFRA) 2008 | The risk of flooding posed to properties in the Cannock Chase area arises from a number of sources including river, surface water, sewers and groundwater taking into account future climate change predictions. The SFRA was carried out in accordance with former Planning Policy Statement 25. | The outputs from the SFRA will help the Council to prepare sustainable policies for the long-term management of flood risk and improve existing emergency planning procedures. | A Supplementary Planning Document should be developed in light of suggested policies and guidance note, outlining the minimum requirement of the Environment Agency in response to the former PPS25 (replaced by the NPPF). |
| Southern Staffordshire Surface Phase 1 Surface Water Management Plan 2010 | The three main aims of the Phase 1 SWMP were: 1. Establishing a partnership between the key consultees and stakeholders; 2. Collecting and collating existing information on surface water flooding; and 3. Selecting an approach to carry out further analysis (i.e. the scope for Phase 2). | The key objective and outcome of this study was the identification of the locations within the study area at greatest risk of surface water flooding. | The aim of the SWMP is to aid the selection of potential development sites. |
| Southern Staffordshire Water Cycle Study 2010 | The Study considers the following issues, addressing the constraints that they may pose to future development and discusses the improvements necessary to achieve the required level of development: <ul style="list-style-type: none">• Water Resources; | | The Study provides a constraints table to assist the Councils in their comparison of the viability and potential cost and time implications of the development of various sites. |

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| | <ul style="list-style-type: none"> • Water Supply; • Wastewater Collection; • Wastewater Treatment; • Water Quality and Environmental • Issues; • Flood Risk; and • Demand Management | | |
| Water Resources Management Plan, South Staffs Water 2009 | Sets out various way in which the company will manage water resources, e.g. through leakage management, demand management, water efficiency, metering, carbon management etc | | The Plan should be one of a suite of reference documents to be used for determining new development size and location in terms of water supply and demand management. |
| Cannock Chase AONB Management Plan 2009-2014 (2009) | The AONB management plan sets out a vision and an overall action plan that provides the targets and priorities required to achieve that vision. | Principles/ targets: 1. Develop the sense of Cannock Chase AONB as a special place for everyone who lives in, works within or visits the area. 2. Conserve and enhance the distinctive Cannock Chase AONB landscape of local, national, European and International importance for its abundance and variety of wildlife. 3. Develop a place valued and understood by everyone who comes into contact with | The AONB is an integral part of the Cannock Chase District and covers a significant portion of the area. The Local Plan Part 1 and the SEA will need to consider impacts on the AONB and identify ways in which the Local Plan Part 1 can aid in maintaining and enhancing its features. |

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| | | <p>Cannock Chase AONB, so that they can contribute positively to the shaping of its future</p> <p>4. Ensure a safe, clean and tranquil environment that can contribute to a high and sustainable quality of life.</p> <p>5. Support a working landscape where prosperity and opportunity increase, natural life flourishes and pressure upon natural resources is diminished.</p> <p>6. Create a place of enjoyment for everyone, providing opportunities for quiet recreation, that contributes positively to physical and mental well being.</p> <p>7. Maintain and develop a successful partnership, working together to manage Cannock Chase effectively.</p> | |
| <p>Cannock Chase LDF Green Infrastructure Background Paper 2010</p> | <p>The purpose of the background paper is to synthesise the various green infrastructure related evidence base studies undertaken to inform wider Council policy; principally the Local Development Framework.</p> | | <p>The GI study should be used to;</p> <p>i) Identify those strategic key sites and areas that should be protected from harm and that could benefit from more sustainable management (the key green infrastructure assets);</p> <p>ii) Identify strategic key deficiencies in green infrastructure provision and identify strategic key opportunities for enhancement works that will address</p> |

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| | | | <p>deficiencies and help contribute to the local distinctiveness of the District's character.</p> <p>iii) Identify key measures needed to ensure delivery of good quality local green infrastructure.</p> |
| Cannock Chase District Community Strategy 2006 | Provides a series of objectives set out by Cannock Chase District Council with the aim of improving community health, safety and opportunities in Cannock Chase with a view to creating sustainable communities. | | CCDCs Local Plan Part 1 should take into account the objectives set out in the community strategy and how it can progress these objectives through policy. |
| State of Cannock Chase District Report, 2008/2009 | This report is one of a set that provides the key statistical data for the Cannock Chase District; in particular it includes trend analysis. | | This document informed the Local Plan Part 1 and the SA as to where there are positive or negative statistical trends in social, economic or environmental factors within the district with a view to reversing or enhance these trends. |
| Consultation on the management of Cannock Chase Country Park, 2007 | Staffordshire County Council and AONB partners set out measures for heath land management in the park | | |
| Cannock Chase Employment Land Strategy 2010 | Contributed to the production of the Council's Local Plan Part 1 Preferred Options, which will ultimately indicate where future new development in the District should be located. | | The Local Plan Part 1 will provide the planning framework for the delivery of the objectives of the employment land strategy. |

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| Cannock Chase Retail Study 2009 | <p>The aims of the study were to;</p> <ul style="list-style-type: none"> • Review the existing retail offer in the District; • Provide a retail capacity assessment and health checks of Cannock Town Centre, Hednesford Town Centre and Rugeley Town Centre through to 2026; and • Provide advice on future retail planning policy in the District. | | <p>The Local Plan Part 1 needs to take the results of the assessment and questionnaires into account, for example by looking at the opportunities identified in the 'SWOT' analysis.</p> |
| Cannock Chase Historic Environment Character Assessment (Staffordshire County Council) 2009 | <p>The HEA is for the entire district but has focused upon two project areas, Rugeley and Cannock, which were largely based upon the housing and employment areas identified by CCDC.</p> | | <p>The Local Plan Part 1 needs to take the results of the assessment into account by protecting and enhancing cultural heritage and allowing sustainable access to heritage assets, whether designated or not.</p> |
| Landscape Character Assessment of Cannock Chase District 2009 | <p>The aim of the assessment is to gain a clearer picture of the landscape outside the Cannock Chase Area of Outstanding Natural Beauty (AONB).</p> | | <p>This study and supporting analysis will assist the Council in identifying areas for landscape conservation, improvement, or regeneration and in setting a baseline for future monitoring.</p> |
| Conservation Area Appraisals | <p>These documents seek to provide a clear definition of the special architectural or historic interest that warranted designation of Conservation Areas through a written appraisal of their character and appearance. It is intended as a guide upon which to base the form and style of future development in the area.</p> | | <p>All Conservation Areas should be taken into account by the LDF</p> |

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| | Cannock Chase Local Plan contains policies B1, B2, B3, B4 and B5 relating to listed buildings, archaeology and new development in and adjacent to Conservation Areas, B8 covering design principles for new built development and C15 protecting trees. | | |
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Appendix C

Baseline Review - Current State and Likely Evolution without the Local Plan Part 1

This appendix presents the baseline environment that has formed the basis of the sustainability appraisal of the Local Plan Part 1. The data has been collected and amended throughout the sustainability appraisal process dating back to 2005 and with final updates in 2012 where significant new baseline factors have been identified. The baseline review includes more specific information, developed by WYG, for the Rugeley Area Action Plan area. This information is highlighted throughout in yellow boxes.

The data sources and references are included at the end of this appendix. References for data compiled by WYG are within the box at the end of the appendix whereas data references for district level baseline information are included as endnotes.

Baseline Part 1: Socio-economic baseline

2.1 Population

The current population characteristics and future projections are important in determining local planning requirements for aspects such as housing, employment and services. The population in the district has increased significantly over the last 30 years, from 85,200¹ in 1981 to an estimated population of 97,500² in 2011, representing an increase of approximately 14%. The population is expected to reach 102,000 by 2031³. Much of this growth is due to the expansion in population of residents aged over 65, which is projected to increase from 16% of the current population (based on 2011 census) to 23.5% in 2031, in line with the national trend. There are 40,700 households in the district⁴. At the time of the 2011 census the age structure of the district was not significantly different from other areas within Staffordshire and the West Midlands Region; 24% of the district's population (23,400 persons) were aged under 19 years and 60% (58,400 persons) were of working age (aged 19-64). However, the older population of the district is growing in proportion.

2011 census data for ethnic groups is not yet published. According to the 2001 census the majority (98.6%) of the population (90,872 persons) are of white ethnic origin; the remaining 1,254 persons are spread through 8 ethnic groups/classifications. Mixed ethnic origin and Indian are the largest groups with 406 persons (representing 0.4% of the total population) and 309 persons (0.3%) respectively (see Table 1.2 below). Communicating and consulting with these ethnic groups can be more difficult as easily identifiable community organisations or institutions, e.g. mosques are not always available.

Equality and diversity, incorporating equality in age, gender, ethnicity and race, disability, faith, religion or belief and sexual orientation in the district, are considered in the ongoing work of the Chase Community Partnership and in the Equalities Impact Assessment.

Table 1.1.1 - Cannock Chase District – Ethnic Origins

| Ethnic Group | Count | % |
|---------------------|--------|------|
| White | 90,872 | 98.6 |
| Mixed | 406 | 0.4 |
| Indian | 309 | 0.3 |
| Pakistani | 52 | 0.1 |
| Bangladeshi | 90 | 0.1 |
| Other Asian | 55 | 0.1 |
| Black | 154 | 0.2 |
| Chinese | 154 | 0.2 |
| Other Ethnic Groups | 34 | 0.03 |

Source: 2001 Census, Crown Copyright

Likely evolution of baseline without Local Plan Part 1

The baseline review has shown that;

- the population of the District will continue to grow and is projected to reach 102,000 by

2031; and

- the older population of the district is growing in proportion, particularly residents over the age of 64.

Population Indicators:

- Population change
- Age profile

Key information sources:

Population statistics (households) for the English Regions

<http://www.statistics.gov.uk/statbase/Product.asp?vlnk=13893>

2011 census data

Cannock Chase District demographic statistics

<http://www.statistics.gov.uk/census2001/pyramids/pages/41ub.asp>

Rugeley study area

Rugeley Town Centre lies within lower Super Output Areas (SOAs) 002E, 003A and 002B. The majority of Rugeley Town Centre area is located in SOA 002E.

According to 2001 Census data (category UV01), the population of lower SOA 002E was 1,452. The population of lower SOAs 003A and 002B were 1,601 and 1,494 respectively. The population of Rugeley CP was 16,465.

In 2001, the population densities (category UV02: number of persons per hectare) of lower SOAs 002E, 003A and 002B were 20.54, 10.39 and 14.53 respectively).

In lower SOA 002E, in June 2006, 11.5% of people were aged between 0-15. By June 2007, this percentage was 11.6%. 20.7% of people were between the ages of 16 and 29 in June 2006, by June 2007 this figure was 21.2%. 18.7% of people were between the ages of 30 and 44 in June 2006, by June 2007 this figure was slightly less (18.5%). Males (between 45 and 64) and females (between 45 and 59) comprised 20.5% of the people in June 2006. This percentage was also slightly less by June 2007 (19.9%). Males (over 65) and females (over 60) comprised 28.6% of people in June 2006. This percentage was slightly higher in June 2007 (28.7%).

2.2 Housing

District level census 2011 data on housing has not yet been made readily available so this section has not been updated in 2012. Cannock Chase District has 37,904 total household spaces; 37,102 are occupied household spaces and 773 vacant. The majority of that stock (79%) is either

detached or semi-detached dwellings. The remainder comprises terraced housing, purpose-built flats (not high-rise) or flats within other premises and shared houses. Tenure of the households is shown in Table 1.2.1.

Table 1.2.1 – Cannock Chase District House Tenure (April 2001)

| Tenure | % | Number |
|-----------------------|-------------|---------------|
| Owens outright | 27.3 | 10,114 |
| Owens with a mortgage | 45.9 | 17,015 |
| Shared Ownership | 0.6 | 207 |
| Renting | 23.8 | 8,841 |
| Other Rented | 2.5 | 925 |
| Total | 100% | 37,102 |

Source: Census 2001, Crown Copyright

Social renting is an important tenure in Cannock Chase given the lower than average incomes and increasing property prices. The percentage of social housing available in Cannock Chase is similar to the national average of 19%. There are 7,172 social rented dwellings in the area. Table 1.2.2 below details the housing profile in Cannock Chase.

Table 1.2.2 – Cannock Chase District Housing Profile – Rented Sector

| Housing Tenure | Number | % |
|--|--------------|-------------|
| Local Authority Rented | 6,123 | 16.5 |
| Housing Association/Registered Social Landlord | 1,049 | 2.8 |
| Privately Rented | 1,669 | 4.5 |
| Other Rented | 925 | 2.5 |
| Total | 9,766 | 26.6 |

Source: Census 2001, Crown Copyright

In 2003 a survey of the condition of the private housing stock indicated that 14% failed to comply with the Government's Decent Homes Standard, compared with the national rate in the English House Condition Survey 2001 of 31.2%. An estimated 2.2% of the stock, or 715 houses, were considered to be unfit, compared with a national rate of 4.1%. Unfitness is not evenly distributed across the district geographically and is concentrated in the Hednesford, Cannock Wood and Rawnsley areas. It is most prevalent in vacant and pre 1919 terraced properties. The district also possesses a number of former Coal Board estates, consisting of pre-cast reinforced concrete dwellings, some of which are defective.

In the local authority stock, it is estimated that some 66% are non-decent in that they do not reach the minimum standard. However, CCDC are working to the Government's Decent Homes Standard through 4 planned maintenance programmes⁵:

- external envelope;

- electrical upgrading;
- replacement kitchens; and
- central heating upgrade

Between 2003 and 2008 the number of dwellings failing to meet the Decent Homes Standard has fallen by approximately 2300 properties. A strategy has also been produced to address the structural problems associated with the Council's stock of pre-reinforced concrete dwellings.⁶ Improvements to home and neighbourhood standards may have additional benefits in improving human health in the district.

Between 1996 and 2006 new house building had averaged 397 dwellings per year. An average of 43 dwellings per year completed between 2001 and 2005 would be considered as affordable housing.

Property prices, relatively, are lower when compared to the national, regional and county averages. However, they are subject to similar levels of increase. Consequently, affordability and the demand for affordable housing will continue to be a key issue in the district.

The average house price in Cannock Chase in the last quarter of 2010 was £144,363 according to the Land Registry. House prices in Cannock Chase have typically been lower than neighbouring authorities, Staffordshire, West Midlands and England averages. Table 1.2.3 below demonstrates how house price levels have changed in Cannock Chase and the wider region since 2007;

Table 1.2.3 – House prices in Cannock Chase

| | Q4 2007 | Q4 2010 | Percentage Change 2007 -2010 |
|-------------------|----------|----------|------------------------------|
| Cannock Chase | £156,668 | £144,363 | -7.9% |
| Staffordshire | £179,453 | £178,218 | -0.7% |
| West Midlands | £178,773 | £177,690 | -0.6% |
| England and Wales | £221,547 | £232,628 | 5.0% |

Source: Land Registry/ Cannock Chase Draft Housing Strategy 2011-2016

In April 2010 CCDC commissioned an Affordable Housing Viability Study which is aimed at enabling the Council to set a robust target for affordable housing in the district. New affordable housing has also been provided in partnership with social landlords in Girton Road, Cannock and Belt Road, Hednesford at Cherry Tree Road, Brereton.⁷

Brownfield sites

The region had the biggest increase of new dwellings built on previously developed land. In April 2005, there were some 115 hectares of derelict land within the district, a legacy of its former reliance on the coal mining industry. This represents some 1.5% of the area of the district, the

highest proportion of derelict land for a district in Staffordshire (outside Stoke-on-Trent). Most of the derelict land takes the form of colliery spoil or former mineral railway lines, on sites located in the rural parts of the district.

The amount of derelict land has approximately halved since 1993, through development to provide homes, jobs and open space. A large portion (78%) of the remaining derelict land lies within the Green Belt and consequently is, in policy terms, not available for development other than for uses appropriate to the Green Belt.

The proportion of houses built on previously developed land has increased from 34 in the period 1994-97 to 77 in the period 2006-2009.

Rugeley study area

There are a number of brownfield sites within Rugeley Town Centre, the most significant of these being the site of the former Celcon Blockworks factory to the east of the Town Centre. There are also a number of smaller sites throughout the centre.

Likely evolution of baseline without Local Plan Part 1

Population growth is likely to lead to around 9,000 extra households in the district by 2026. The district will also have a net growth of 300 persons per annum due to in-migration from elsewhere in the UK. There is likely to be a significant growth in smaller households with older occupants up to 2026. Without the Local Plan Part 1 there would be less direction in where new developments would be located and the amounts of aspirational and affordable housing may not be sufficient to meet national targets.

Housing Indicators:

- Percentage of new houses built on previously developed land

Key information sources:

Brownfield site development

Land Use Change Statistics

<http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetablesandusechange/>

District-wide services

<http://www.neighbourhood.statistics.gov.uk/dissemination/>

Communities and Local Government

http://www.odpm.gov.uk/pub/309/LandUseChangeinEnglandResidentialdevelopmentto2005LUCS21_id1500309.pdf

Council information on housing

<http://www.cannockchasedc.gov.uk/site/scripts/documents.php?categoryID=946>

Cannock Chase Draft Housing Strategy 2011-16

http://www.cannockchasedc.gov.uk/downloads/file/2830/draft_housing_strategy_2011-16

Cannock Chase Affordable Housing Viability Strategy 2010

http://www.cannockchasedc.gov.uk/downloads/file/2468/cannock_chase_affordable_housing_viability_study_april_2010

Rugeley study area

According to 2001 Census data (category KS16), of the 749 households with residents in lower SOA 002E, the majority (30.99%) comprise terraced housing (including whole houses and bungalows). 28.70% of households are purpose built flats, maisonettes or apartments, and 19.52% are semi-detached (including whole houses and bungalows). The remaining housing (less than 10% each) comprises detached housing, flats, maisonettes or apartments that have been converted, in a shared house or in commercial property, and temporary accommodation (caravans etc.).

Within lower SOA 003A, the highest percentage was semi-detached housing (39.40%), with terraced and detached housing comprising 31.13% and 28.64% respectively. Within lower SOA 002B, the highest percentage was semi-detached housing (66.35%) with 12.44% being terraced housing.

According to home.co.uk, the average price of properties sold in Rugeley was £111,000 in February 2009. In February 2008, the average price of properties sold was £156,092. (It should be noted that these figures are based on a limited number of properties, and may not be a true representation of house prices in the Town Centre).

2.3 Economy and employment

The demise of the coal mining industry resulted in some areas of the district suffering from acute concentrations of multiple deprivation, social and economic exclusion and environmental degradation. Funding from the now closed Single Regeneration Budget (SRB) programme in the Gateway (Cannock) and Trent Challenge (Rugeley) areas of the district, and other levered funding (from private and public sector investment) has helped to tackle some of these social, economic and environmental problems. However, the district continues to exhibit high levels of disadvantage compared to other local authorities in Staffordshire and the West Midlands Region. Whilst a majority of the larger employers within the region operate within the manufacturing sector, significant growth has taken place in the service industries in recent years.⁸

The district currently has 7.8% unemployment. This compares with a higher figure of 8.9% for the West Midlands and slightly lower figure of 7.7% for Great Britain⁹. There is a long-term trend of a high ratio of Job Seekers Allowance (JSA) claimants in the 18-34 age group¹⁰. The following table shows the JSA figures for Cannock Chase by sex and compared to the West Midlands:

Table 1.3.1 - Total JSA Claimants (March 2011)¹¹

| | Cannock (numbers) | Chase | Cannock Chase (%) | West Midlands (%) | Great Britain (%) |
|------------|----------------------|-------|----------------------|----------------------|----------------------|
| All people | 2,423 | | 3.9 | 4.7 | 3.8 |

| | | | | |
|----------------|-------|-----|-----|-----|
| Males | 1,655 | 5.4 | 6.6 | 5.2 |
| Females | 768 | 2.5 | 2.9 | 2.4 |

Source: ONS claimant count with rates and proportions

Note: % is a proportion of resident population of area aged 16-64 and gender

Numbers of JSA claimants in Cannock Chase are slightly below the percentage number for the West Midlands as a whole, but slightly higher than the UK average. The number of female JSA claimants has increased in recent years.

The English Indices of Deprivation 2010¹² indicate that Cannock Chase is the second most deprived local authority in Staffordshire (after Stoke-on-Trent). Major structural employment change followed the demise of the coal industry, and today the district has a more diverse economic base. The relative amounts of employment shown by occupation type can be seen in the table below:

Table 1.3.2: Cannock Chase Employment by Sector¹³

| Employment by occupation (Oct 2009-Sep 2010) | | | | |
|--|-------------------------|-------------------|-------------------|-------------------|
| | Cannock Chase (numbers) | Cannock Chase (%) | West Midlands (%) | Great Britain (%) |
| Soc 2000 major group 1-3 | 15,600 | 32.4 | 40.5 | 44.4 |
| 1 Managers and senior officials | 7,900 | 16.4 | 15.2 | 15.7 |
| 2 Professional occupations | # | # | 12.3 | 13.8 |
| 3 Associate professional & technical | 5,900 | 12.1 | 12.7 | 14.7 |
| Soc 2000 major group 4-5 | 13,700 | 28.4 | 22.2 | 21.4 |
| 4 Administrative & secretarial | 5,900 | 12.3 | 10.9 | 11.0 |
| 5 Skilled trades occupations | 7,800 | 16.1 | 11.1 | 10.4 |
| Soc 2000 major group 6-7 | 7,800 | 16.1 | 17.4 | 16.4 |
| 6 Personal service occupations | 4,200 | 8.6 | 9.7 | 8.9 |
| 7 Sales and customer service occs | 3,600 | 7.5 | 7.6 | 7.4 |
| Soc 2000 major group 8-9 | 11,200 | 23.2 | 19.9 | 17.8 |
| 8 Process plant & machine operatives | 4,900 | 10.2 | 7.9 | 6.6 |
| 9 Elementary occupations | 6,300 | 13.0 | 11.8 | 11.1 |

Source: ONS annual population survey
 # Sample size too small for reliable estimate [\(see definitions\)](#)
 Notes: Numbers and % are for those of 16+
 % is a proportion of all persons in employment

The growth in the number of businesses is also an indication of how healthy the Cannock Chase economy is. The following table provides a summary of registrations and de-registrations in the district¹⁴:

Table 1.3.3 - VAT Registered Businesses (2007)¹⁵

| | Cannock Chase (numbers) | Cannock Chase (%) | West Midlands (%) |
|-------------------------------|-------------------------|-------------------|-------------------|
| Registrations | 285 | 9.7 | 9.4 |
| De-registrations | 215 | 7.3 | 7.2 |
| Stock (at end of year) | 2,930 | - | - |

Note: % is a proportion of stock at end of year

The figures show that, in 2007, there was a higher rate of business start-up in Cannock Chase than in the West Midlands as a whole. However, there was also a higher rate of business failure than in the region as a whole. More recent figures indicate that there are now approximately 2,515 VAT registered businesses within Cannock Chase District¹⁶, representing a decline from the 2007 figures shown above.

Town Centre Economy

Cannock and Rugeley are the main town centres that serve the district, both of which are classed as medium town centres in the saved Structure Plan. Cannock was also identified as one of 25 strategic town centres in the former Regional Spatial Strategy (2008) and is the largest retail centre within the District, comprising some 230 commercial units and 59,930 sq m of floorspace.

Rugeley study area

Rugeley was a centre of coal mining until 1991 when the Lea Hall colliery was demolished. The colliery was the largest employer in Rugeley at the time, and Rugeley suffered high unemployment levels in the period following its closure.

However, according to the Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 (as adopted on 10th May 2001 and amended in accord with the ruling of the High Court on 5th February 2002) Explanatory Memorandum (showing Saved Policies extended beyond 27th September 2007), Rugeley has benefited from a number of substantial investment projects following the closure of the Lea Hall Colliery. These have included the construction of the Rugeley Bypass, the introduction of passenger rail services to Walsall and Stafford, and the redevelopment of part of the former colliery site. Despite this though, the document does state that Rugeley in particular, is in need of further improvement and that the Town Centre is not sufficient to meet the requirements of the population and is in need of expansion and upgrading.

More recently, a retail study was undertaken for Cannock Chase (WYG, 2009). This district wide study included an analysis of the retail provision in the main centres within the district, an assessment of the extent to which the centres are meeting the retail needs of the local area population, and an appraisal of the role carried out by centres in relation to the local shopping network and the sub-regional shopping hierarchy. The study found that there is anticipated to be capacity for additional retail floor space through to 2026.

For convenience goods within Rugeley, the potential floor space requirements in 2009 were identified as between 825m² and 1,914m². By 2026, this increases to between 1,250 m² and 2,900m². The study highlights that the levels identified should be considered as minimum requirements, as there will be other qualitative issues that need to be considered as part of any future proposal for a new superstore within Rugeley.

For comparison goods within Rugeley, there were no potential floor space requirements in 2009. However, by 2026, the requirements were identified as between 3,935m² and 7,080 m². Rugeley Town Centre is identified to be the second most popular comparison goods destination, although its influence as a comparison goods shopping role is notably less than that identified for Cannock.

Indeed, the survey evidence identifies that Cannock draws trade from a broader area than Rugeley reflecting the differences in retail offer. Despite this, the study states that Rugeley serves an important role in serving some of the needs of the local population within the northern part of the District and its role should be maintained and enhanced in the future.

The Council has been proactive in promoting retail development opportunities in the established town centres. In Cannock, a major, £12m retail development was completed in 1996 providing 6,970 sq. m of new retail floor space, including 47 shop units, 17 small speciality retail units and 1 medium space unit, grouped around a glazed atrium. This has been followed more recently by completion of the High Green Court development in High Green, adding a further 2,760 sq. m of floor space in a high quality courtyard development comprising a mixture of shops, restaurants, public houses, businesses and flats. Planning permission has been granted for the extension of this area. As of 2006, Cannock had a retail floor space of 50,258 sq. m.

The Council is actively pursuing town centre retail/leisure/commercial development opportunities with the private sector, which it is anticipated will be secured over the next 2-3 years.

In Hednesford, assessments carried out previously, have highlighted the need for additional convenience store floor space in the Town Centre. In late 2002, the District Council agreed a revised approach to the town centre regeneration, including the preparation of a preliminary commercial regeneration study involving community consultation. Consultants were subsequently appointed to advise on the future of a number of key development sites. A regeneration strategy and action plan were agreed based on using the Council's key town centre land assets to bring in new investment and attract more convenience retail stores, additional visitor attractions, leisure and community facilities and residential development in or close to the town centre. The revised concept plan for the second phase of the regeneration scheme, which is being taken forward by St Modwen Developments Ltd, centres on the Victoria Street and bus station area of the town centre.

Hednesford Town Centre remains important for convenience shopping although the opportunities to carry out main food shopping are limited. The current regeneration initiative based on Council owned land will therefore be important in reviving the local economy.

Likely evolution of baseline without Local Plan Part 1

In 2007, there was a higher rate of business start-up in Cannock Chase than in the West Midlands as a whole. However, there was also a higher rate of business failure than in the region as a whole. The decline of traditional industry in the region has led to some historical unemployment, whereas the current recession has increased unemployment; for example retail outlets in the town centres of the district may continue to close, reflecting the ongoing national trends.

Economic Indicators:

- Emissions from industrial processes and consumption
- Percentage change in house prices

- Business registration and deregistration rates by class
- Employment by sector

Key information sources:

UK Official Labour Market Statistics

<http://www.nomisweb.co.uk/reports/lmp/la/2038431951/report.aspx>

Economic Profiles for the West Midlands

<http://www.statistics.gov.uk/cci/nugget.asp?id=2283>

Cannock Chase Employment and Economic Profile

http://www.cannockchasedc.gov.uk/site/scripts/documents_info.php?documentID=47&pageNumber=3

Cannock Chase Retail Study

http://www.cannockchasedc.gov.uk/downloads/Retail_Study_Oct_09_WYG.pdf

2.4 Tourism, leisure and recreation

Rugeley study area

Leisure, recreation and health facilities in and around Rugeley include:

- (i) Rugeley Leisure Centre, Burnthill Lane. Elmore Park, Elmore Lane (includes a Skate Park).
- (ii) Future Bodies Health Club, Wheelhouse Road. Lea Hall Welfare Centre, Sandy Lane.
- (iii) Lakeside Golf Club, Rugeley Power Station.
- (iv) St Thomas' Priory Golf Club, Armitage Lane. Beaudesert Golf Club, Wandon.
- (v) Rugeley Rose Theatre, Taylors Lane.

2.5 Crime

The latest figures for crime provided in the State of Cannock Chase report (2008/2009) show that there was a significant decrease in total recorded crime between 2006/07 and 2007/08.¹⁷ Reported crime shows an uneven distribution throughout the district – incidents are most heavily concentrated around the areas of Cannock East in Cannock and Western Springs in Rugeley¹⁸.

The following table shows the breakdown of crime and trends between 2008 and 2009:

Table 1.5.1 - Recorded crime for ten key offences¹⁹

| | CANNOCK CHASE COUNCIL | AVERAGE |
|-----------------------------|-----------------------|---------|
| Population | 94,400 | - |
| Households | 40,000 | - |
| Burglary | 8.5 | 11.0 |
| Criminal damage | 15.5 | 17.0 |
| Drug offences | 1.5 | 4.0 |
| Fraud and forgery | 3.1 | 3.0 |
| Offences against vehicles | 7.2 | 11.0 |
| Other offences | 1.0 | 1.0 |
| Other theft offences | 16.4 | 20.0 |
| Robbery | 0.5 | 1.0 |
| Sexual offences | 0.8 | 1.0 |
| Violence against the person | 20.4 | 16.0 |

Data is supplied by the Home Office based on data collected by police forces in England and Wales between 2008 and 2009.

Anti-social behaviour in the district has actually increased in the same period, rising from 5,821 reported incidents in 2006/7 to 5,952 in 2007/8. This represents a 2.3% increase, compared to a 0.4% increase in Staffordshire as a whole²⁰.

Considerable work has been carried out by the Community Safety Partnership aimed at reducing crime and the fear of crime. There are now 5 Community Action Teams working to reduce crime and increase safety in the district. These teams cover Rugeley and Brereton, Cannock, Hednesford, Norton Canes and Heath Hayes and Chadsmoor respectively.

Rugeley study area

According to the Staffordshire Police Local Crime Mapping website, crime within Rugeley Town Centre and Wolsey neighbourhood is considered to be average compared to the rest of Staffordshire. Since April 2008, the average number of crimes committed per month has increased 2.2% from 45 to 46.

Likely evolution of baseline without Local Plan Part 1

Anti-social behaviour in the district may continue to increase whilst other types of crime should continue to decrease, providing the Community Safety Partnership continues to tackle the problem. However, the recession may increase crime in the district if redundancy and poverty increases.

Crime Indicators:

- Domestic burglaries per 1000 households (BVPI 126)
- Violent crimes per 1000 populations (BVPI 127)
- Vehicle crimes (of or from) per 1000 population (BVPI 128a)
- Fear of crime

Key information sources:

British Crime Survey.

<http://www.esds.ac.uk/findingData/snDescription.asp?sn=6627>

2.6 Education

There are 34 mainstream schools in the district, 27 primary (infants and juniors) and 7 secondary. Four of the secondary schools are classed as technology colleges. In addition, Cannock Chase Technical College has premises in Cannock and Bridgtown. There are two special schools and one independent school in the district.

Educational attainment in Cannock Chase remains lower than the average for the region and nationally. Moreover, significant pockets of education, skills and training deprivation have been identified from the Indices of Deprivation 2007. The indices show that 8 'Super Output Areas' in Cannock Chase are in the most deprived 10% nationally in terms of educational skills and training deprivation. The district also has lower than average numeracy and literacy skills. Studies show that only 38% of the working age population has level 2 literacy skills and 14% has level 2 numeracy skills.²¹ Only 12.8% of residents aged between 16 and 64 are trained to NVQ4 and above, compared to 24.8% for the West Midlands and 29.9% nationally. 15.2% of residents have no qualifications compared to 16.2 for the West Midlands and 12.3% nationally.²²

Rugeley study area

According to 2001 Census data (category UV24), 31.5% of people within lower SOA 002E have no qualifications. 11.7% of people were qualified to level 4/5 (Level 4/5 qualifications cover: First Degree, Higher Degree, NVQ levels 4 and 5; HNC; HND; Qualified Teacher Status; Qualified Medical Doctor; Qualified Dentist; Qualified Nurse; Midwife; or Health Visitor).

In lower SOA 002E, 35.5% of people had no qualifications and 9.6% of people were qualified to level 4/5. In lower SOA 002B, these percentages were 46.6% and 6.5% respectively.

The Staffordshire Local View website provides details of school catchment areas. The primary school for addresses within the Town Centre is identified as Chancel Primary School, Wolseley Road. The secondary school is identified as Hagley Park Sports College, Burnthill Lane.

Likely evolution of baseline without Local Plan Part 1

Educational skills and training would certainly decline without district-level planning. It

is uncertain precisely what effect the recession will have on education in the district but there is likely to be increased demand for skills training to allow people to re-enter the job market.

Education Indicators:

- Proportion of the economically active population by education attainment levels

Key information sources:

Staffordshire County Council

<http://www.staffordshire.gov.uk/NR/rdonlyres/96A79C8A-711F-4C78-B423-60E4C0C334B2/61845/CannockChaseProfile2007.pdf>

West Midlands

http://www.statistics.gov.uk/downloads/theme_compendia/region_in_figures_winter04/West_Midlands.pdf (chapter 5)

2.7 Transport

The district is well served by the major national highway network, particularly since the opening of the M6 Toll in December 2003, with its junction at Churchbridge. Key north/south routes are provided by the A34 and A460 roads whilst the A5 and A51, A513 and A5190 provide links to the east and west.

A major recent infrastructure project was the completion of the Rugeley Eastern Bypass in 2007. It is hoped that the bypass will improve links to Rugeley and benefit the continuing regeneration of the town, along the A51 east – west corridor.

For rail travel, the district is served by the Chase Line, which provides a passenger service between Birmingham, Walsall and Stafford. There are stations at Cannock, Hednesford and Rugeley (Town). Representatives of Centro, Staffordshire County Council, CCDC, Walsall Council, South Staffordshire District Council, Network Rail and Central Trains are currently working together on the Cannock Line Rail Showcase.

In late 2011, the Government approved a £5.4m scheme to increase the line speed on the Walsall-Rugeley, 'Chase Line' from 45mph to 75mph to be implemented by 2014.

More significantly on 16 July 2012, the Government announced its approval of the £30m Walsall-Cannock-Rugeley electrification scheme, to be implemented between 2014-19. The announcement was contained within the High Level Output Spending Statement (HLOS) to be implemented within Control Period (CP) 5, 2014-2019 and is therefore a commitment. As 27% of all morning peak journeys into Birmingham city centre are now made by rail, this will be a major boost for the already thriving Chase Line rail service and is expected to lead to additional passenger growth and services, as well as promoting a low carbon, environmentally friendly transport mode.

With regard to bus services, whilst parts of the district are well served, there is a continuing contraction of the network both in rural areas and parts of the urban areas. In particular, parts of Norton Canes, Pye Green, Hawks Green, Hednesford and rural parts of the district such as Cannock Wood have no bus service in close proximity to their homes. The District Council owns and maintains three bus stations in the district at Cannock, Hednesford and Rugeley.

Car and van ownership is a good indicator of residents' ability to access goods and services; 78.2% of Cannock Chase residents have access to one or more car(s) or van(s), the remaining 21.8% have no vehicle. This is compared to 19.7% having no vehicle in Staffordshire, 26.8% in the West Midlands Region and 26.8% in England²³.

Cannock has a considerable proportion (89%) of properties outside the desired distance to a half hourly or better bus service, with 89%.24 Access to hospitals is also an annually measured target (measured in terms of minutes distance) in the Local Area Agreement for Staffordshire. It is also listed as a priority issue in the Staffordshire Local Transport Plan 2006-2011. The following table shows accessibility statistics for specific sectors of the population:

Table 1.7.1- Access to Main Hospitals (including Cannock Chase Hospital): AM peak²⁵.

| Travel bands | Characteristics of the population | | | Population over 65 (%) | Population with limiting long-term illness (%) |
|--------------------|-----------------------------------|------------|----------------------------|------------------------|--|
| | Total (%) | population | Households with no car (%) | | |
| Within 30 minutes | 30 | 33 | 43 | 33 | 35 |
| Within 60 minutes | 60 | 70 | 81 | 69 | 71 |
| Outside 60 minutes | 60 | 30 | 19 | 31 | 29 |

Accessibility problems for various other services were also shown in the Staffordshire Local Transport Plan, including access to education services, major centres, GP surgeries and food/retail outlets.

Transport is also responsible for a significant portion of CO₂ emissions in the UK. The Regional Energy Strategy for the West Midlands shows that estimates of transport CO₂ emissions were up by 1.8% between 2002 and 2004, with a 10% increases in emissions from diesel offsetting a 6.5% decrease in emissions from petrol vehicles. The report also shows that numbers of car trips made in the region increased from an average 413 trips in 2002 to 434 trips in 2004.²⁶ Staffordshire's most recent Local Transport Plan (2011) shows that there are peaks in CO₂ emissions in the principal towns (Cannock and Rugeley) and traffic-related exceedences of recommended NO₂ emissions in areas near Cannock town.²⁷

A number of transport priorities for Cannock Chase were identified in Staffordshire's Local Transport Plan (2011). In the next three years the following measures were identified;

- Maintenance and community liaison priorities;
- Pedestrian safety at Cannock Rail Station and Armitage Lane/Brereton Road junction;

- Directional signing in Cannock and Rugeley Town Centres to improve network efficiency;
- A460 Lodge Lane/A4601 Wolverhampton Road and B4154 Hednesford Road (Heath Hayes) Local Safety Schemes;
- Chase Line rail improvements: increased line speed and new electronic signals;
- Real Time Passenger Information at Hednesford and Cannock Rail Stations;
- Public Transport Partnership Routes 70 (Cannock – Wolverhampton) and 2 (Cannock – Walsall);
- Pye Green Valley Local Transport Package (various schemes);
- Hednesford Town Centre regeneration including cycle parking, pedestrian, bus and junction improvements; and
- Rugeley Town Centre Area Action Plan (bus gate, improved footways, new cycle route)

In the long term (up to 2026), further highway, pedestrian and safety improvements have been identified. In addition there are expected to be;

- Further Chase Line rail improvements;
- Rugeley Town Centre Area Action Plan implementation (cycle routes and cycle parking);
- Norton Canes Local Transport Package;
- Completion of National Cycle Network (through the AONB) and other local cycle routes;
- Technical control measures to manage traffic flows e.g. Variable Message Signs and Urban Traffic Control; and
- Improved bus links to the conurbation and Real Time Passenger Information on core bus network

Rugeley study area

Road Network

The main roads entering Rugeley are the A51, the A513, the A460, and the B5031. The nearest motorway is the M6, found to the west of Rugeley, and the M6T near Cannock.

Congestion in Rugeley is associated with the A460 (the former A51) which passes through the Town Centre. Historically, the most congested section was Horsefair between Globe Island (at the junction of the A51 and A460 Sandy Lane) and The Arches' (at the junction of the A51 and A513). Congestion and delays were most severe during weekday peak periods with average hourly peak traffic flows of between 2,200 and 2,500 vehicles. However, the Rugeley Eastern bypass was opened in September 2007. The bypass was designed to remove 2,200 vehicles during the peak hour from the A51 through Rugeley.

Private Car Use

According to 2001 Census data (category KS17) within lower SOA 002E, 39.12% of households do not own a car or a van and 42.86% of households have one car or van. 14.02% own two cars or vans and 4% own three or more cars or vans. Within lower SOA 003A, 23.02% own neither and 47.39% own one. 22.86% own two cars or vans, and the remaining 6.72% own three or more. The figures for lower SOA 002B are similar to those for 002E.

Public Transport

Rugeley Town Centre is served by two train stations: Rugeley Town and Rugeley Trent Valley. Rugeley Town is the most central station, found on Wharf Road. Typically, Rugeley Town is served by two trains per hour in each direction between Birmingham New Street and Rugeley Trent Valley, although on weekday afternoons there are some 60 minute gaps between trains. Through trains to Stafford no longer operate since a December 2008 timetable change, although connections are available at Rugeley Trent Valley for Stafford, Stoke-on-Trent and Crewe. In the evenings and on Sundays, Rugeley Town is served by one train per hour in each direction. A new hourly service from Rugeley Trent Valley to London Euston and Crewe was introduced in December 2008.

The local bus operators comprise Arriva Midlands and Vals Classic Coaches. Inter-urban services are available to and from Stafford, Lichfield, Cannock, Walsall and Brownhills, with local services to Brereton, Pear Tree and Springfield Estates. Rugeley bus station is centrally located at Elmore Road, adjacent to the Market Hall.

Walking and Cycling

According to the Staffordshire Local View website, there are no formal Public Rights of Way (PRoW) within the Town Centre, although the 'Way for the Millennium' path (established by Staffordshire County Council to mark the millennium) passes to the east of the Town Centre following the Trent and Mersey Canal. The Council's Chase Heritage Trail linking Cannock, Hednesford, Cannock Chase and Rugeley was completed in 2008 and passes through Rugeley Town Centre. Movement around Rugeley Town Centre by foot is aided by the pedestrianisation of the main shopping area.

Staffordshire County Council has now produced a complete set of cycle maps for each district in Staffordshire. Rugeley Town Centre can be found on the north map for Cannock Chase; however, the map does not show any signed cycle routes, cycle paths, national cycle routes or cycle parking within the centre. The only on-carriage cycle lanes are shown along Brereton Road (A51), south of the Town Centre.

Likely evolution of baseline without Local Plan Part 1

Traffic and CO₂ emissions would be likely to increase in both the district and the UK without planning intervention. Policy CP8 aims to address this by encouraging a modal shift. The Staffordshire Local Transport Plan (2011 to 2026) also aims to encourage modal shift, as shown above.

Transport Indicators:

- Modes of travel to work by class
- Percentage of footpath and rights of way that are easy to use
- Accessibility of green open spaces
- Accessibility of services, e.g. Cannock Chase Hospital
- Car ownership
- Number of bus passenger journeys per year (BVPI 102)
- Number of cycling trips (based on counting points)

- Length and condition of cycle network
- Percentage of population within 400m of public transport node
- Travel to work mode by type

Key information sources:

West Midlands Local Transport Plan

<http://westmidlandsltp.gov.uk/ltp3vision/>

Staffordshire Local Transport Plan 2011

<http://www.staffordshire.gov.uk/transport/transportplanning/localtransportplan/home.aspx>

Cannock Chase Integrated Transport Strategy 2011 to 2026

<http://www.staffordshire.gov.uk/transport/transportplanning/localtransportplan/appendix-a-draftcannockchaseintegratedtransportstrategy.pdf>

West Midlands Energy Strategy (Monitoring)

http://www.wmro.org/resources/res.aspx/CmsResource/resourceFilename/806/Energy-strategy-monitoring_v2.0_BM.pdf

2.8 Health

The district has a history of respiratory disease and coronary heart disease which are linked to smoking but also to the mining activity of past years. According to the 2010 English Indices of Deprivation, which include human health, the district is the most deprived in Staffordshire (excluding Stoke-on-Trent) and ranks 123rd out of 326 Local Authority areas.²⁸

Cannock Chase district has the highest Standardised Mortality Ratio (SMR²⁹) in Staffordshire, at 113. Life expectancy in the district is 75.5 for males and 80.2 for females, which is slightly below national and county averages.³⁰ The Mortality Rate is 13% higher than the UK average (100) and compares to an SMR ratio of 104 for the West Midlands and Staffordshire, where life expectancy for men is 75.6 years (21 months below the national average) and 80.8 years for women (9 months below the national average).³¹

Overall in Staffordshire premature mortality rates (PMRs) from circulatory diseases are significantly below the national average but remain significantly high in Cannock Chase. Coronary heart disease makes up 18% of all deaths and 17% of premature deaths in Staffordshire. Strokes were attributed to 10% of all deaths and 6% of premature deaths in Staffordshire. Premature mortality attributed to circulatory diseases is 311 per 100,000 population in Cannock Chase.³²

The proportion of obese adults in Cannock Chase is 29.4% which is significantly worse than the national rate of 24.2%, and Staffordshire rate of 26.6%.³³ Leisure activities are many and varied but all contribute to the quality of life of an area and help to increase physical activity in the district. The major leisure, recreation and sport venues are the Chase Leisure Centre, Cannock, Rugeley Leisure Centre, Pye Green Stadium, the Prince of Wales Theatre and Keys Park (home of Hednesford Town F.C.). For less active pursuits, the district offers three town parks as well as other areas of less formal countryside open space, such as Mill Green. Cannock Chase itself is the most significant leisure/recreation resource in the district. Currently it provides for a range of

outdoor leisure pursuits, including; Walking, Horse Riding, Mountain Biking, and Orienteering. These are provided not only for the benefits of visitors to the area but also for the local communities.

Cannock Chase has the highest PMR for cancer (2003-2005) in Staffordshire; 371 per 100,000 population. Deaths from smoking are on average 167 per year, significantly worse than the England average, whereas early deaths from cancer are close to the England average.³⁴

Teenage conception rates in the district are high at 44 conceptions per 1000 15-17 year olds in 2004, above the averages for the county (34.6) and nationally (41.5). Cannock Chase has the third highest teenage conception rate in Staffordshire. Rates of teenage pregnancy vary between the localities in the district. Norton Canes, Cannock North and Cannock South have conception rates significantly exceeding the average for England and Wales.³⁵ Data released by the Office for National Statistics on Tuesday, February 22, 2011, has revealed that while the rate of conception among the under 18s stood at 38.3 per 1,000 in 2009 across England and Wales, the rate in the West Midlands region was recorded at 43.9 per 1,000. In Cannock Chase there was a 21 per cent increase³⁶. National research³⁷ shows the following statistics relating to teenage pregnancy:

- Children born to teenage mothers have 60% higher rates of infant mortality and are at increased risk of low birth-weight which impacts on the child's long-term health.
- Teenage mothers are 3 times more likely to suffer from post-natal depression and experience poor mental health for up to 3 years after the birth
- Teenage parents and their children are at increased risk of living in poverty.

In terms of drug abuse, according to Home Office figures, it is estimated that there are around 360 adult problem drug users in Cannock Chase.³⁸ Help for the problems of drug use is provided by:

- MASK, a support organisation in Cannock providing help for families of drug users;
- Cannock Chase Council's Tenancy Support Worker assists people with mild drug usage to maintain their tenancies;
- The IDAS agency assists young people in getting medical support for drug problems;
- The CRISP county wide substance misuse floating support scheme supports and enables; and
- people with a history of substance misuse to live independently and sustain a stable housing situation.

Disability is another key health issue which affects people's ability to access services.

- The number of adults with a mild learning disability is thought to be 304 and with a severe learning disability, 217.
- The number of children and young people in the area who are currently in receipt of services and who may require adult services in the future (transition) is 135 (from the present up to 2021).

Table 1.8.1 below further summarises the main service usage in the district:

Table 1.8.1 - Disability and service usage in Cannock Chase³⁹

| | |
|--|-----|
| Number of adults (all ages) receiving intensive home care packages | 164 |
| Number of adults with a physical or sensory impairment who receive support to live at home | 366 |

| | |
|--|-------|
| Number of adults with a learning disability who receive help to live at home | 191 |
| Number of adults with mental health needs helped to live at home | 110 |
| Number of older people helped to live at home | 1,545 |
| Number of older people admitted on a permanent basis to residential or nursing care | 123 |
| Number of adults aged 18 – 64 admitted on a permanent basis to residential or nursing care | 6 |

Public health remains a key issue for the district, as life expectancy continues to be lower than in surrounding areas and compared to the national average. In the 2001 Census, 9,382 residents (10% of the population) indicated that they do not have good health. Moreover, 18,308 persons (just under 20% of the population) state that they have a limiting long-term illness, in comparison with 17.9% for England. Local priorities for health improvement are cancer, stroke and heart disease. Work continues on the success of Cannock Chase PCT smoking cessation service, improving the levels of exercise and childhood health. From the 1st October 2006 Cannock Chase PCT became part of the South Staffordshire PCT. The introduction of 'health trainers' and the PCT's Health NET organisation in the district continues to provide targeted help and advice regarding health and wellbeing.⁴⁰

Rugeley study area

According to 2001 Census data (category UV20), 61% of people within lower SOA 002E considered themselves to be in good health. The percentage of people within lower SOAs 003A and 002B that considered themselves to be in good health were 66.9% and 58.7% respectively. 14.3% of people within lower SOA 002E considered themselves as 'not good health'. The respective figures for lower SOAs 003A and 002B were 11.7% and 15.3%.

According to 2001 Census data (category KS21), within lower SOA 002E, 39.65% of households contain one or more person with a limiting long term illness. The percentage of households within lower SOAs 003A and 002B that contain one or more person with a limiting long term illness were 38.32% and 49.92% respectively.

According to the Directgov website there are four GP practices within Rugeley:

- (i) Aelfgar Surgery, Church Street.
- (ii) Sandy Lane Surgery, Sandy Lane Health Centre, Sandy Lane.
- (iii) The Horsefair Practice, Sandy Lane.
- (iv) Sivanesan V N, 88 Main Road.

There is also a new medical centre: the Western Springs Medical Centre. According to the Directgov website there are three hospitals within eight miles of Rugeley:

- (i) Cannock Chase Hospital (6.1 miles from Rugeley) - Minor injury unit, Outpatient Department, 115 inpatient beds and rehabilitation facilities.
- (ii) Samuel Johnson Community Hospital, Lichfield (7.3 miles from Rugeley)- Includes a minor injury unit and an Outpatient Department.
- (iii) Stafford Hospital (7.6 miles from Rugeley). 24-hour Accident and Emergency department, Outpatient Department and 354 beds for inpatients.

Likely evolution of baseline without Local Plan Part 1

The Local Plan Part 1 provides a district-level overview of health problems and ways in which they can be overcome, primarily through Objective 2 (Create healthy living opportunities across the district) and CP3 (Social Inclusion and Healthy Living). Current issues identified in the Indices of Multiple Deprivation and the State of Cannock Chase report would likely worsen. Trends in teenage pregnancy rates, drug abuse, cancer, strokes, heart disease and obesity could continue to worsen unless preventative measures are taken.

Human Health Indicators:

- Life expectancy at birth, (male and females)
- Mortality rates from suicide per 100k population
- Premature mortality from coronary heart disease per 100k population
- Premature mortality from circulatory disease per 100k population
- Premature mortality from cancer per 100k population

Key information sources:

English Indices of Deprivation (2010):

<http://www.communities.gov.uk/publications/corporate/statistics/indices2010>

Health in Staffordshire

<http://www.staffordshire.gov.uk/NR/rdonlyres/96368880-0BBD-434C-8BC0-B45BD10D0416/75884/JSNA.pdf>

Health Profile of Cannock Chase

<http://www.swpho.nhs.uk/resource/item.aspx?RID=38547>

State of Cannock Chase 2008/2009. Available from Cannock Chase District Council.

2.9 Energy

The West Midlands emitted 45 million tonnes of CO₂ in 2006; the fifth joint highest amount of the regions. This equated to 8.4 tonnes per resident, just below the average rate for England. Total energy consumption and emissions in the West Midlands Region are 10% of the total for the UK⁴¹ (2006 figures). Around 41% (England average 44%) of CO₂ emissions in the West Midlands were from industry, commercial and public compared with approximately 29% (equal to England average) from domestic sources and 28% (England average 26%) from road transport. Land use change and forestry accounted for 1%, the same as the England average.

The West Midlands Regional Energy Strategy⁴² was launched in 2004 and updated in 2006. The Strategy has four headline objectives:

- improving energy efficiency;
- increasing the use of renewable energy resources;

- maximising uptake of business opportunities; and
- ensuring focused and integrated delivery and implementation.

These objectives are united by the Strategy's overall Vision:

“By 2020 we will have delivered the West Midlands' commitment to the climate change challenge, having ensured a sustainable, secure and affordable supply of energy for everyone and strengthened the region's economic capability”.

This Vision underlines the relationship between energy and the issue of climate change. By committing to increase both energy efficiency and the use of renewable energy, the Strategy firmly places the consideration of the need to reduce greenhouse gas emissions at the forefront of energy planning.

The district of Cannock Chase contains the Region's largest power station at Rugeley which has a capacity of 1006 megawatts⁴³. This power station is coal-fired and represents one of the Region's largest point sources of greenhouse gases which cause climate change. Burning coal is also a major source of sulphur dioxide (SO₂). In addition to being a greenhouse gas, SO₂ can lead to acid deposition and be harmful to human health. There is a high SO₂ concentration around Rugeley Power Station⁴⁴. In September 2006 International Power announced a finance package for Rugeley Power Station to install Flue Gas Desulphurisation equipment and to opt in to the European Large Combustion Plant Directive.

The domestic sector is the largest consumer of energy in the district. Table 1.9.1 below summarises the district's energy consumption in Gigawatt hours (data from 2003):

Table 1.9.1 - 2006 energy consumption in Cannock Chase. Source: Department for Business Enterprise and Regulatory Reform (BERR)⁴⁵.

| Area covered | Total final energy consumption/ capita (KWh) | Total domestic energy consumption/ capita (KWh) | Total domestic electricity consumption/ meter point (KWh) | Total domestic gas consumption/ meter point (KWh) | Total industrial and commercial energy consumption/ employee (KWh) | Total vehicle consumption/ capita (tonnes of fuel) |
|------------------------|--|---|---|---|--|--|
| Cannock Chase District | 21,700 [±] | 24,740 [¥] | 4,440 | 19,120 | 19,200 | 0.4 [±] |
| West Midlands average | 27,500 | 22,200 | 4,490 | 18,220 | 21,600 | 0.7 |

[±] Figure is in the lowest 25% of values across the UK (lower quartile)

[¥] Figure is in the highest 25% of values across the UK (upper quartile)

Experimental data from the Department of Trade and Industry⁴⁶ indicates that energy efficiency is relatively high in Cannock Chase. In 2006, energy consumption was 22,900 Kilowatt hours per person, which was in the lower quartile when compared to other UK districts. It should be noted however that this is likely to be partly due to the relatively low number of energy intensive industries in the district.

Only a small proportion of energy consumed in the district is from renewable sources. A headline objective of the Regional Energy Strategy is to increase the use of renewable energy. In particular, onshore wind and energy from waste and landfill gas have been identified as the most important options for increasing renewable energy supplies in the Region⁴⁷.

In December 2007 Harworth Power applied for planning permission to construct and operate a three turbine wind farm at the former Bleak House Surface Mining site between Heath Hayes and Burntwood. The application was subsequently turned down.

In 2010 a county-wide low carbon and renewable energy study was carried out for the Staffordshire districts. The study showed the following installed and proposed renewable energy generation in the district compared to neighbouring districts;

Table 1.9.2 - Installed and Potential Renewable Energy in Selected Staffordshire Districts

| | | District | | | |
|-------------------------|----------|---------------|--------------------|-----------|---------------------|
| | | Cannock Chase | East Staffordshire | Lichfield | South Staffordshire |
| Installed | MWh | 260,369 | 22,203 | 2,483 | 16,461 |
| | % energy | 16.7% | 0.9% | 0.1% | 0.9% |
| Proposed | MWh | 70,982 | 71,330 | 32,850 | 585,846 |
| | % energy | 4.6% | 2.7% | 1.9% | 31.4% |
| Installed and proposed* | MWh | 331,350 | 93,533 | 35,333 | 602,307 |
| | % energy | 21.3% | 3.6% | 2.0% | 32.3% |

*This captures projects that will be at various stages of completion from those that are not fully formed proposals through to those that are constructed but not yet commissioned and operational

Source: Camco, 2010. Staffordshire Low Carbon/ Renewable Energy Study

The study showed that Cannock Chase can generate over 12% of its energy demand from renewable sources by 2025/26 under one of the study's development scenarios. At this point, the majority of renewable energy generation could be through retrofitting existing buildings. However, the role of new buildings is more prominent than for other authorities due to the relatively significant scales of development that is expected: approximately a 14% increase in dwellings and a 42% non-residential floor area. Some of the best renewable energy potential in the district will be in biomass, landfill gas, anaerobic digestion and wind power. There is also potential to install district heating in parts of the district, particularly in the west and north-east.

With regards to biomass, the use of local wood fuel in the power station at Rugeley is being investigated. The power station currently imports biomass. Between April 2002 and October 2003 the Ofgem Renewables Obligation Certificate (ROC) register shows that Rugeley generated 171 MWh from biomass, thereby reducing its usage of fossil fuels.⁴⁸

There is also limited generation of electricity from gas extraction at the Poplars Landfill Site, Cannock. The electricity produced feeds into the local supply. In addition, there will certainly be a potential to increase the use of solar power to heat water and homes in the district. The availability of wind turbines through retail purchase should enable wind power to be harnessed within the district.

Likely evolution of baseline without Local Plan Part 1

Although energy usage may increase in the district the State of the Region Report 2009 (West Midlands) recognises that decentralised energy may help to reduce CO₂ emissions and that the recession may act as a driver for firms to reduce costs by increasing their energy and resource efficiency.

Energy Indicators:

- Percentage of energy supply from renewable sources

Key information sources:

General energy statistics

<http://www.berr.gov.uk/energy/statistics/index.html/statistics/index.html>

Renewable energy

<http://www.restats.org.uk/>

West Midlands Regional Energy Strategy

http://www.wmro.org/resources/res.aspx/CmsResource/resourceFilename/806/Energy-strategy-monitoring_v2.0_BM.pdf

Staffordshire Low Carbon/ Renewable Energy Study

http://www.tamworth.gov.uk/pdf/Staffordshire_LDF%20Evidence%20Base%20Report_V7_ISSUE_D.pdf

Baseline Part 2: Environmental baseline

2.1 Air

There are a number of industrial activities within the district which are classed as installations which are subject to pollution prevention control which includes both waste minimisation and air pollution control. These sites are monitored by the Council's Environmental Health Service and the Environment Agency. Rugeley Power Station is one of the Region's largest points of greenhouse gas emissions and pollution. Other key air pollution sources within and around the district are as follows;

- Pye Green Distributor Road
- Mixed use development off Norton Hall and Butts Lane, Norton Canes
- Energy recovery facility at Kingswood Lakeside Business Park
- Energy recovery facility at 'The Dell', Four Ashes, Wolverhampton
- Anaerobic digestion facility, Poplars Landfill Sites, Lichfield Road, Cannock

Source: Cannock Chase Air Quality Progress Report 2010.

Air quality in the district has improved over the years, particularly with the introduction of domestic smoke control. The Council undertook an updating and screening study of air quality in 2010⁴⁹ in pursuance of its duties under Part IV of the Environment Act 1995. This report shows the air quality progress for the Air Quality Management Area (AQMA) along the A5 Watling Street in Bridgtown and Longford, particularly with respect to nitrogen dioxide. The AQMA covers a stretch of the A5 Watling Street between the roundabout junction with the A34 Walsall Road at Churchbridge and the district boundary at Longford, and the stretch of the A460 between the roundabout junction with the A5 Watling Street, Longford and the district boundary at Wedges Mills. Monitoring data confirms that the nitrogen dioxide annual mean objective continues to be exceeded at domestic properties adjacent to the A5 Watling Street in Bridgtown.⁵⁰

Trends in ambient nitrogen dioxide show a slight decrease throughout the district, but busy roadside sites remain fairly static. Monitoring data does not show evidence that any of the other air quality objectives are being exceeded.⁵¹

The area around Rugeley Power Station is monitored for sulphur dioxide emissions. At present there is no evidence of national objectives being exceeded. In December 2005, International Power, the power station operator, announced that they will be installing flue gas desulphurisation equipment which will reduce sulphur dioxide emissions. Further investment will also reduce NOx and dust emissions from the plant. This will extend the plants operating life by up to 30 years.

Other factors identified in the Cannock Chase Air Quality Progress Report as potentially having significant impacts on air quality are:

- The new Rugeley bypass (completed in 2007). This was identified as a factor in potentially reducing nitrogen dioxide and fine particulate levels along the A51 in Rugeley.
- A number of housing and business developments are being planned which would affect traffic levels and associated pollution.

Cannock Chase DC have a monitoring regime that is designed to reflect statutory duties for Local Air Quality Management (LAQM), local issues of interest and non-statutory duties of national concern, such as radiation monitoring.

Rugeley study area

According to the UK Air Quality Archive, Rugeley Town Centre does not lie within an Air Quality Management Area (AQMA); however, traffic congestion within the Town Centre is likely to negatively impact upon air quality and contribute to increase greenhouse gas emissions.

Approximately 1km south east of the Town Centre lies the coal fired Rugeley Power Station, a source of pollution (Suphur Dioxide (SO₂) and dust) and greenhouse gases. A £140 million flue gas desulphurisation plant was installed at Rugeley Power Station in 2008-9 to reduce pollution levels and extend the operating life of the Power Station potentially to 2013 (subject to any changes to the EL) carbon trading standards).

Likely evolution of baseline without Local Plan Part 1

Further investment will also reduce NOx and dust emissions from Rugeley Power Station. However, increased traffic and housing/ employment development in the district will likely increase emissions of oxides of Nitrogen and Sulphur, as well as Carbon Monoxide, Carbon Dioxide and Ozone.

Air quality Indicators:

- National Air Quality Strategy (2007)⁵² sets national air quality objectives. Areas not meeting targets are set as Air Quality Management Areas.
- Number of properties within Air Quality Management Areas.

Key information sources:

Cannock Chase Air Quality Progress Report (2010)

http://www.cannockchasedc.gov.uk/downloads/file/2873/air_quality_progress_report_2010

Bridgetown Air Quality Management Area (AQMA):

http://www.cannockchasedc.gov.uk/site/scripts/download_info.php?fileID=601

Local Air Quality Website (includes details of AQMAs):

http://www.airquality.co.uk/archive/laqm/laqm.php?action=submit&map_name=fulluk&la_id=

Air Quality Archive website:

http://www.airquality.co.uk/archive/data_and_statistics.php

Air Quality Statistics

<http://www.airquality.co.uk/archive/laqm/tools.php?tool=background06>

2.2 Climatic Factors

Climate change is a serious issue that transcends political boundaries at all scales. Concerted action at a local level is vital to helping the UK work towards its international commitment to tackling the problem. The 2006 Stern Report proved to be a catalyst for climate change taking centre stage politically. More recently, the Climate Change Act⁵³ became law on 26th November 2008. The Act's two principal aims⁵² are:

- to improve carbon management and help the transition towards a low carbon economy in the UK; and;
- to demonstrate strong UK leadership internationally, signalling that the UK is committed to taking its share of responsibility for reducing global emissions in the context of developing negotiations on a post-2012 global agreement at the United Nations Climate Change Conference in Copenhagen, December 2009.

The West Midlands Climate Change Adaptation and Impacts Partnership, managed by Sustainability West Midlands have published a study on the impacts of climate change in the West Midlands.⁵⁴ The report shows that over the 20th century several climatic changes occurred in the region. These include:

- the annual average temperature rose by 0.6°C;
- the growing season lengthened by 30 days; and
- summer rainfall decreased and winter rainfall increased.

The UK Climate Impacts Partnership (UKCIP) UKCP10 (2009) emissions scenarios for the West Midlands (under a high emissions scenario) show that by the 2020s the annual summer temperature could be 1.4°C warmer than today, by the 2050s, 2.9°C warmer and by the 2080s, 4.7°C. Although the total annual precipitation may not change very much, the variation between the seasons could be much larger. Under the high emissions scenario, by the 2080s winter rainfall could increase by up to 23%, and summer rainfall could decrease by up to 26%.⁵⁵ Cannock Chase Council has a real opportunity to ensure that the 'worst case' scenarios of climate change are not realised

by giving full consideration to the issue when developing the LDF. They also have a responsibility to help the Government to reach its target of reducing carbon dioxide emissions by 26% by 2020 and 80% by 2050 (on 1990 levels).⁵²

Reducing net emissions of greenhouse gases (GHG) is fundamental to tackling climate change. Carbon dioxide (CO₂) is the GHG that makes the most significant contribution towards exacerbating climate change. In 2007, CO₂ emissions in Cannock Chase were equivalent to 5.7 tonnes per person⁵⁶. This is below the figure for England of 5.7 tonnes CO₂ per person which partly reflects the relatively low amount of resource intensive industry in the district.

Table 2.2.1 provides a breakdown of carbon emissions for the West Midlands by source, compared to the wider region and England:

Table 2.2.1- A breakdown of CO₂ emissions for West Midlands by source, 2005 and 2008. Experimental Data. Source: Defra⁵⁷.

| Area covered | Per capita emissions (tonnes CO ₂ by resident) | | | |
|---------------|---|------------------------|-----------------------------|---------------------------------|
| | Industrial and commercial 2005/ 2008 | Domestic 2005/ 2008 | Road transport 2005/2008 | Total [±] 2005/2008 |
| West Midlands | 3.6/ 3.1 | 2.4/ 2.4 | 2.7/ 2.4 | 8.7/ 7.9 |
| East Midlands | 4.5/ 3.8 | 2.5/ 2.3 | 3.0/ 2.4 | 9.9/ 8.6 |
| England ☒ | 3.9/ 3.5 | 2.5/ 2.4 | 2.5/ 2.1 | 9.1/ 8.0 |

[±] Including land use change emissions but not removals

☒ Sum of local authority emission estimates for countries differ from the official inventories for the UK and the devolved administrations. N.B The total figure is not equal to the sum of the previous three columns.

The table reflects the fact that the West Midlands has a lower industrial and commercial CO₂ output than this sector in the East Midlands, where the sector has a more dominant role in the economy. For the transport sector, a major contributor to greenhouse gas emissions, the West Midlands figure is higher than the national average yet emissions from transport (and industrial and commercial sources) have fallen between 2005 and 2010. Depending on the policies that are adopted, the LDF has the potential to reduce the use of methods of transport such as cars that emit large quantities of GHG and promote the use of more sustainable methods of transport such as walking, bicycles and public transport.

The figure below from the Local Area Agreement Paper sets out the amount of CO₂ emissions per capita in the Local Authority Area.

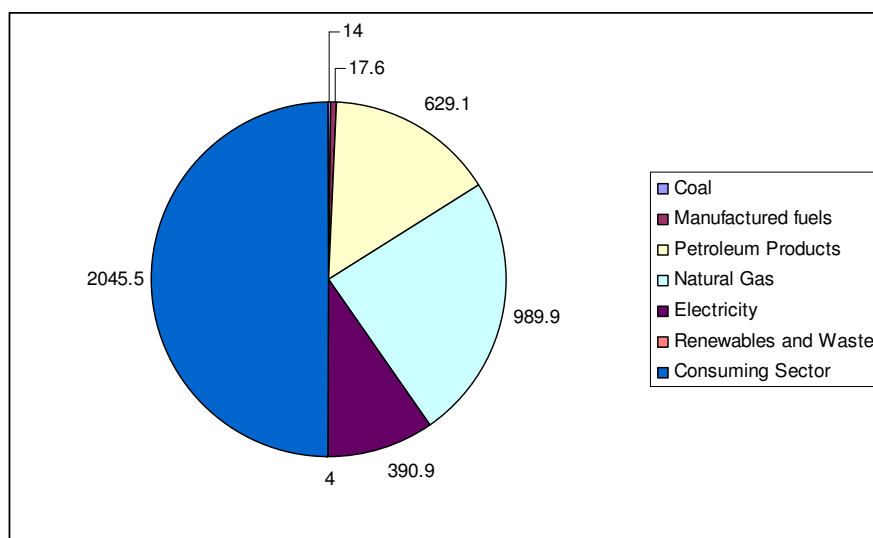
Figure 2.2.1: Per capita CO₂ emissions in the LA Area (Source ⁵⁸)

| NI 186: Per capita CO ₂ emissions in the LA area | | | | |
|---|---------------------------|------------------|---------|---------|
| Proposed Baseline (including source/year) | Proposed Spatial Level | Proposed Targets | | |
| | | 2008/09 | 2009/10 | 2010/11 |
| 7.7 (DEFRA: 2005) | County | 3.9% | 7.8% | 11.8% |

| Rationale for the Proposed Targets | |
|--|--|
| 2008/09 target comprises 2.4% from national measures and 1.5% from local contribution. Staffordshire is not accountable for national measures. | |
| 2009/10 target comprises 4.8% from national measures and 3% from local contribution. Staffordshire is not accountable for national measures. | |
| 2010/11 target comprises 7.3% from national measures and 4.5% from local contribution. Staffordshire is not accountable for national measures. | |
| The following table shows the district breakdowns: | |
| District | Emissions (tCO ₂ per annum) |
| Cannock Chase | 6.1 |
| East Staffordshire | 10.0 |
| Lichfield | 8.6 |
| Newcastle | 6.7 |
| South Staffs | 7.1 |
| Stafford | 7.9 |
| Staffordshire Moorlands | 9.1 |
| Tamworth | 5.8 |
| Staffordshire | 7.7 |

The following chart shows the breakdown of energy consumption for Cannock Chase by sector:

Figure 2.2.2: Cannock Chase Total Final Energy Consumption by sector 2006⁵⁹ (GWh)



Source: Adapted from BERR (2008); see footnote

One way to reduce GHG emissions is to use energy from renewable sources such as wind and waves. In 2006, only 4GWh of energy was consumed from renewable and waste sources in Cannock Chase. This equates to only 0.09% of all energy consumed in the area⁶⁰.

A Climate Change Action Plan for the West Midlands has been in place since December 2007. The Plan includes a broad range of actions for tackling climate change across all sectors. Adaptation to climate change is also considered in both the Regional Economic Strategy and Regional Spatial Strategy.

The risks of climate change to infrastructure in the district can be seen in the following table;

Table 2.2.2– Climate Change Impacts on Infrastructure

| Specific climate change impact | Direct impacts on infrastructure |
|---|---|
| Increased extreme rainfall events | <p>Increased flash flood risk, including river floods</p> <p>Flooding causing increased subsidence risk</p> <p>Flooding causing increased surface water pollution of contaminants from roads, e.g. salt, fuel spills.</p> |
| Increasing high winds and storms in winter | Potential damage to transport infrastructure and buildings |
| Wetter autumns/ winters with less snow | <p>Increased risk of flooding from river bank overtopping and other localised sources</p> <p>Flooding causing increased subsidence risk</p> <p>Flooding causing increased surface water pollution of contaminants from roads, e.g. salt, fuel spills.</p> <p>Reduced requirement for snow clearing of roads</p> |
| Increasing frequency of very warm summer days | High temperature impacts on infrastructure, e.g. melting point of tarmac, effects on rail lines, pavement softening, rutting, asphalt |

| Specific climate change impact | Direct impacts on infrastructure |
|--------------------------------|----------------------------------|
| | bleeding or flushing |

The Council should work with developers to ensure the design and location of any new buildings or infrastructure is resilient to the effects of climate change by including water conservation measures, appropriate heating/cooling and ventilation equipment and sustainable drainage systems (SuDS). It should also use permeable surfacing in all public spaces to improve natural drainage and prevent flooding risks.

Climate change is also likely to have various impacts on human health⁶¹ – for example;

- cold-related deaths are likely to decline substantially heat-related deaths are likely to increase;
- cases of food poisoning are likely to increase significantly;
- vector-borne and water-borne diseases may present local problems but the increase in their overall impact is likely to be small;
- the risk of major disasters caused by severe winter gales and flooding is likely to increase significantly;
- in general, the effects of air pollutants on health are likely to decline but the effects of ozone during the summer are likely to increase: several thousand extra deaths and a similar number of hospital admissions may occur each year;
- cases of skin cancer and cataracts are likely to increase
- measures taken to reduce the rate of climate change by reducing greenhouse gas emissions could produce secondary beneficial effects on health.

Finally, climate change could have effects on ecology and agriculture in the district. It has already been shown to affect the following factors⁶²;

- the timing of reproduction or migration events;
- species distributions;
- population sizes; and
- growing season lengths

These impacts may affect council activities such as park maintenance and landscaping and species choice for new developments. The West Midlands Biodiversity Partnership has been researching how to plan for climate change impacts on biodiversity and has produced an advice note.⁶³ The Council should seek to manage land, verges and flower displays using drought-resistant plants and shrubs that need less watering. These will be more resistant to extreme weather conditions caused by climate change, such as droughts and floods. It may also need to adapt the timing programme of its landscape and planting maintenance regimes.

Likely evolution of baseline without Local Plan Part 1

The UK Climate Impacts Partnership (UKCIP) UKCP09 emissions scenarios show that

temperature in the region is expected to continue to increase and rainfall will fall in summer and increase in winter in the West Midlands. Without the measures proposed in CP13 (Climate Change and Sustainable Resource Use) and CP8 (Sustainable Transport) new developments would be less adapted to climate change and growth in transport, domestic and commercial CO₂ emissions would likely occur.

Climate Indicators:

- Number of planning applications that are counter to Environment Agency advice based on flood risk or water quality.
- CO₂ emission levels.
- Climate changes within the City – long term monitoring requirements

Key information sources:

UK Climate Impacts Programme (UKCIP)

<http://www.ukcip.org.uk/>

Defra 2010. Local Authority CO₂ Emissions Estimates 2008: Statistical Summary

http://www.decc.gov.uk/assets/decc/statistics/climate_change/localauthorityco2/465-local-authority-co2-2008-stat-summary.pdf

West Midlands Climate Impacts and Adaptation Partnership

<http://www.sustainabilitywestmidlands.org.uk/wmccp>

West Midlands Climate Change Action Plan

http://www.wmra.gov.uk/Climate_Change.aspx

Effects of Climate Change on Human Health in UK

http://www.dh.gov.uk/prod_consum_dh/groups/dh_digitalassets/@dh/@en/documents/digitalasset/dh_4068835.pdf

Effects of Climate Change on Ecology and Agriculture

<http://www.rtpi.org.uk/item/2824&ap=1>

Department of Health/ APHO 2010. Cannock Chase Health Profile 2010.

www.apho.org.uk/resource/view.aspx?RID=92068

Climate change adaptation – guide for local authorities

<http://archive.defra.gov.uk/environment/climate/action/documents/adapt-localcouncilguide.pdf>

2.3 Water

Water Resources and Quality

As a region, the Midlands receive below the UK average rainfall. Because most rainfall arrives from the west with Atlantic depressions, much of the West Midlands lie in the

'rain shadow' of the Welsh mountains. This makes the region relatively dry, and the effect is enhanced locally by the Severn and Wye valleys⁶⁴. The UK Mean total annual rainfall increased from 915mm (1961 to 1990 dataset) to 926.9mm (1971 to 2000 dataset)⁶⁵. This compares with Cannock Chase where annual rainfall has been measured as 762mm.⁶⁶

South Staffordshire Water Plc supplies water to properties in the district and has a number of abstraction points within the area. 15 groundwater abstraction licences and 12 surface abstraction licenses have been issued within Cannock Chase and its surrounding area⁶⁷. Areas around the abstraction points are protected from the effects of the development. Domestic water consumption in the West Midlands is around 132 litres per person per day⁶⁸, compared to the UK average of 150 litres per day⁶⁹. The 2010 Water Cycle Study for Southern Staffordshire⁷⁰ argues that more stringent targets for demand management than Level 3 of the Code for Sustainable Homes should be investigated and adopted wherever feasible.

Rugeley study area

Rugeley Town Centre is covered by the Trent Corridor Catchment Abstraction Management Strategy (CAMS). The Trent Corridor is divided into eight Water Resource Management Units (WRMUs). The section of the River Trent near Rugeley lies within WRMU 2 (Sow to Tame).

From the resource assessment, it was determined that WRMU 2 currently has a resource availability status of 'No Water Available'. This means that no water is available for further licensing at low flows although water may be available at higher flows with appropriate restrictions.

The CAMS states that abstraction licences currently in force that have the higher hands-off flow restriction condition of 3,220 Ml/d at Staythorpe will be amended to a lower hands-off flow restriction. There will be a presumption of renewal of time-limited licences after 2017, subject to renewal criteria, local considerations and a formal application being made. However, licence conditions will follow current licensing practise, which may be subject to minor changes including the addition of water efficiency conditions.

In 2009, South Staffordshire Water produced their final Water Resources Management Plan. Within the plan are details of a number of sites that the Environment Agency has raised concerns over (i.e. public water abstractions affecting ecology). One of these sites is Rising Brook. Investigations will be undertaken during Asset Management Period (AMP) 5 (which officially started on 1st April 2010), and dependent on the outcome of these investigations, there may be abstraction licence reductions sought in future AMP periods.

The district contains three principal rivers; the River Trent forms the district boundary to the north east, the Ridings Brook is in the south west corner of the district and the Saredon Brook forms part of the district boundary in the south-west.

The nutrient status of the 13km of river in the district is has been monitored by the Environment Agency. High nutrient levels cause eutrophication and can be detrimental to human health. In 2006, 39% of the area's rivers had 'high' nitrate levels while 50% had 'high' or 'excessively high' phosphate levels⁴⁴. The occurrence of high phosphate levels has significantly declined in the area over the last 10 years while nitrate levels have remained constant.

From December 2002 all of the River Tame catchment, including Cannock Chase, was designated as a Nitrate Vulnerable Zone (NVZ)⁷¹ which indicates that the land drains into nitrate polluted waters or water that could become polluted by nitrates. From 1 January 2009, the areas covered by Nitrate Vulnerable Zones (NVZs) were increased to approximately 70% of England⁷².

In terms of overall river quality the Environment Agency has summarised the following statistics for the rivers and canals of the West Midlands in 2009⁴²:

- Only 25 per cent of river and canal water bodies met the new target of 'good' ecological status or potential in 2009. Around a third of lakes and 62 per cent of underground sources (known as groundwater) also reached good WFD status.
- There were 34 major or significant water pollution incidents in 2009, a third of which were attributed to agricultural premises.

The Water Framework Directive (2000/60/EC) sets targets for most water bodies to reach a 'good ecological status' by 2015. Good status' entails achieving both 'good ecological status' and 'good chemical status'.⁷³ The following box summarises the findings of the 2010 Water Cycle Study.

Cannock Chase District Water Quality: Summary

- Within the District, the Burntwood Brook has been identified as currently having low water quality, based upon the 2006 assessment.
- The River Trent has been identified as having 'poor' ecological status in the River Basin Management Plan (RBMP) and the Burntwood Brook and Saredon Brook as having 'moderate' ecological status.
- Potential developments within the catchments of these watercourses may be impacted by abstraction and wastewater treatment limitations and should be discussed with the relevant water companies and the Environment Agency, either by the Council at options appraisal or by the developers at planning application stage.
- Waste water treatment works identified as requiring additional capacity and being

located on, or upstream, of a watercourse identified as having a poor water quality at present or being vulnerable to the impact of new development may struggle to obtain the required increases in consent from the Environment Agency. This does not appear to be of particular concern to Cannock Chase District, unless the proposed development target increases significantly.

Source: Adapted from the Southern Staffordshire Outline Water Cycle Study

Flood Risk

At a regional scale, around 10,000 homes are at significant risk of flooding in the West Midlands (equivalent to a 1 in 75 year risk). This is based on the 2008 NaFRA dataset which looks at flooding from rivers and the sea and takes into account flood defences.⁷⁴ Locally, the district has a known flooding problem, including along the Ridings Brook in Cannock itself⁷⁵. The northern part of the district also lies within the flood plain of the River Trent. Strategic Flood Risk Assessments for Cannock and Rugeley Town Centre have recently been carried out (refer to Rugeley study area text for specific detail for Rugeley)⁷⁶, and information from this has fed into the Sustainability Appraisal process through the assessment, principally through matrix assessment of SA Objective 6: 'Understand and adapt to the effects of climate change – including flooding.' In 2010 a Surface Water Management Plan for southern Staffordshire also gave various recommendations to the council and developers about how to alleviate flood risk and where to locate development. It also identified that there are 2,218 properties at risk from future surface water flooding. The 2010 Water Cycle Study for Southern Staffordshire recommended utilising the canal network for the conveyance of surface water flows in areas where no viable Sustainable Urban Drainage (SUDS) options are identified.

Fluvial flood risk is a separate issue and, as described above, could put many more homes in the district at risk. Increased flood risk due to climate change is described in the *Climatic Factors* section.

Further consultation on flood risk issues with the Environment Agency will be necessary. Relevant Lead Local Flood Authorities, as defined by the Flood and Water Management Act (2010), may also need to be consulted with regard to their developing Local Flood Risk Management Strategies, which focus on flooding from ordinary water courses, groundwater and surface water.

Rugeley study area

A Level 2 Strategic Flood Risk Assessment (SFRA) was carried out for Rugeley Town Centre by Halcrow in January 2009. The SFRA comprised 2D hydraulic modelling of Rising Brook through Rugeley town to produce refined Flood Zone information for Flood Zones 2 (1 in 1000 year), 3a (1 in 100 year), 3a plus climate change (1 in 100 year +20%) and 3b (1 in 20 year). The SFRA focuses particularly on the ten opportunity sites identified for the Rugeley Town Centre AAP and identifies that sites 1, 2, 3, 7, and

9 and the majority of sites 4, 5 and 8 lie in flood zone 1. Approximately 50% of sites 6 and 10 are identified as lying within flood zones 2, 3a and 3b. Site specific recommendations are contained within the final SFRA report.

The Environment Agency submitted a consultation response in September 2012 that related to outstanding concerns regarding flood risk in Rugeley town centre, particularly sites RTC5 (Market Street Garages) and RTC6 (Bus Station/ Market Hall). These concerns are outlined in Appendix A of this SA report. CCDC have since resolved these concerns through 'duty to co-operate' meetings with the Environment Agency.

Likely evolution of baseline without Local Plan Part 1

Over the past century there has been a general reduction in the height of the area's water table. If this trend continues, it could have serious consequences for the availability of drinking water in the area and negatively affect wetland (and other) habitats. The reasons for this reduction are likely to be complex although unsustainable rates of abstraction are probably a factor⁷⁷. Future population increase in the district would place more pressure on water resources unless water efficiency measures are implemented. However, river water quality in the district should continue to improve with effective mitigation measures such as pollution control implemented by the Environment Agency and the protection offered by the Water Framework Directive.

The growth of the population of the district and wider region will put increasing pressure to develop in areas with flood risk constraints.

Water Indicators:

- Number of pollution incidents by severity class
- Water Framework Directive targets may form suitable indicators to setting environmental objectives and to achieve 'good ecological status' by 2015.
- Number of planning applications in floodplain
- Proportion of water supplied from groundwater sources
- Metered water resources within the district
- Per capita water consumption (litres per head per day)

Key Information sources:

Water Framework Directive

http://ec.europa.eu/environment/water/water-framework/objectives/index_en.htm

National Water Resources

<http://publications.environment-agency.gov.uk/pdf/GEHO1208BPAS-e-e.pdf>

Groundwater Regulations 2011

<http://www.environment-agency.gov.uk/business/regulation/31881.aspx>

Staffordshire Trent Valley Catchment Abstraction Management Strategy (CAMS)

<http://www.environment-agency.gov.uk/research/planning/33522.aspx>

Water resources in the West Midlands

<http://www.environment-agency.gov.uk/research/library/publications/41119.aspx>

River Water Quality in the West Midlands

<http://www.environment-agency.gov.uk/research/library/publications/41115.aspx>

River Trent Catchment Flood Management Plan

<http://test.environment-agency.gov.uk/cy/ymchwil/cynllunio/33632.aspx>

Strategic Flood Risk Assessment for Cannock Chase

http://www.cannockchasedc.gov.uk/site/scripts/download_info.php?downloadID=960

Southern Staffordshire Phase 1 Surface Water Management Plan (2010)

http://www.cannockchasedc.gov.uk/site/scripts/download_info.php?fileID=2586

Southern Staffordshire Outline Water Cycle Study

http://www.cannockchasedc.gov.uk/site/scripts/download_info.php?fileID=2585

2.4 Material assets (including waste)

In 2004/2005, around 20 million tonnes of waste (arising from construction and demolition, industry and commerce and the municipal sector which includes household waste) were produced in the West Midlands; 11% of the England total. 48% was produced by construction and demolition and 36% came from industry and commerce (equal to England average) whilst the remaining 15% was municipal waste (16% England average). 34% of the waste was disposed of by landfill (42% England average) and 59% was recycled (53% England average). The District Council has improved its performance on recycling, from a low baseline of 1.4% of household waste being recycled in 2001/02 to 8-9% in April 2005 to the 2009 figure of 40%. The Council was hoping to reach 48% by the end of 2009⁷⁸; it would then exceed rather than equal the Government's target of 40% by 2010⁷⁹. The issue of recycling is of particular concern in view of the need to reduce reliance on the major landfill site to the south of Cannock Town Centre (Poplars). The poplars landfill is also used by a number of adjoining authorities including, Lichfield Borough Council, Stafford Borough Council and South Staffordshire District Council.

There are a number of industrial activities within the district which are classed as installations which are subject to pollution prevention control which includes both waste minimisation and air pollution control. These sites are monitored by the Council's Environmental Health Service.

Likely evolution of baseline without Local Plan Part 1

Key developments in the district should reduce the amount of waste going to landfill in the future. These include a Materials Recovery Facility at Kingswood Lakeside Employment Park and an Anaerobic Digestion plant for food waste near the Poplars Landfill site. District waste recycling rates would only continue to improve with

investment and collection service provision by the council.

Rugeley study area

Cannock Chase Council are responsible for waste collection in Rugeley Town Centre. A kerb recycling collection service is also offered on a fortnightly basis.

According to the Environment Agency website there are three active landfills in and around Rugeley (it should be noted that these do not lie within Cannock Chase District):

- (i) Armitage Ware - Rugeley Landfill Site. Rugeley Road, Armitage. Landfill class: Inert
- (ii) N & H Transport - Blackflatts Farm. Blackflatts Farm, Stoneyford Lane, Ridware. Landfill class: Pending.
- (iii) N & H - Colton Hall Farm Landfill Site. Colton Hall Farm, Blithbury Road, Colton. Landfill class: Pending.

The Environment Agency also identifies 70 Historic landfills in and around Rugeley. Further details can be found on the Environment Agency website.

Quarries

There is an active sand and gravel quarry at Stafford Brook Road, having an operational life until 2031.

Waste Indicators:

- The production of primary land won aggregates (tonnes)
- The production of secondary/recycled aggregates (tonnes)
- Capacity of waste facilities by tonnage and by type.
- Percentage of households recycling waste and served by recycling collection
- Amount of waste arisings and percentage by management type (e.g. composting, recycling). (BVPI 84a, BVPI 82a, BVPI 82b)

Key information sources:

National

<http://www.statistics.gov.uk/hub/agriculture-environment/environment/waste-and-recycling>

Staffordshire and Stoke on Trent Municipal Waste Strategy

<http://www.staffordshire.gov.uk/environment/rubbishwasteandrecycling/wastestrategy/JointMunicipalWasteManagementStrategy.aspx>

Cannock Chase

http://www.cannockchasedc.gov.uk/site/scripts/documents_info.php?categoryID=420

2.5 Biodiversity, Fauna and Flora

Areas of Outstanding Natural Beauty (AONBs) account for 10% of the region, below the national average of 15%. The district contains a significant part (3,008 hectares) of the Cannock Chase Area AONB, which was designated in 1958 because of its beautiful landscape, its history and its wildlife.⁸⁰ Important both nationally and locally, the Chase depends upon sensitive use and management to help conserve its special qualities, such as its peaceful and wilderness feel, its variety of habitats and its unusual plant and animal species.

The UKBAP priority habitat types within the Cannock Chase District are lowland heathland, lowland beech and yew woodland, lowland dry acid grassland and coastal and floodplain grazing marsh.⁸¹ Habitat changes in Cannock have been assessed over the period 1979 to 2000.⁸² The largest loss was that of plantation woodland (c.33ha); although the greatest percentage loss was that of semi-improved neutral grassland (c.50% lost, 16ha).⁸²

Biodiversity monitoring for the Staffordshire BAP⁸³ reviewed the AONB in relation to six species of particular nature conservation interest. The only floral species reviewed was the hybrid bilberry (*Vaccinium x intermedium*); the faunal species were the small pearl bordered fritillary butterfly (*Boloria selene*), the bog bush cricket (*Metricoptera brachyptera*), hazel leaf beetle (*Cryptocephalus coryli*), Water Vole (*Arvicola terrestris*) and Otter (*Lutra lutra*).

Six Sites of Special Scientific Interest (SSSI's) are located partially or wholly within the Cannock Chase District. These are summarised in table 2.5.1 below.

Table 2.5.1 - SSSI's within Cannock Chase District Council area⁸⁴

| SSSI Name | Size (ha) | Description | Condition |
|-----------------------------------|------------------|---|---|
| Biddulph's Pool And No Man's Bank | 92.49 | Located to the east of Hednesford. One SSSI unit comprising standing open water and canals. | Favourable (last assessment on 14/12/10) |
| Cannock Canal Extension | 5.15 | Extending over the southern border of the district council area to the | 40.5% favourable, 59.5% unfavourable recovering |

| SSSI Name | Size (ha) | Description | Condition |
|--|------------------|---|--|
| | | south east of Cannock. | |
| Cannock Chase | 1264.3 | Located within the Cannock Chase AONB area in the north west of the council area. 14 out of 35 SSSI units making up overall SSSI within Cannock Chase DC boundary | Unfavourable recovering (95.88% of total SSSI), 2.27% favourable, 1.85% unfavourable no change |
| Stafford Brook | 7.2 | Flows north towards River Trent from Cannock Chase AONB; located to the west of Rugeley. | 41.45% favourable, 58.55% unfavourable recovering |
| Chasewater and the Southern Staffordshire Coalfield Heaths | 530.33 | Located in southern Staffordshire between Norton Canes and Burntwood, and extends into Walsall. The SSSI stretches for seven kilometres, from Hednesford Hills in the north to Brownhills Common in the south | 96.19% unfavourable recovering, 3.81% area favourable |
| Chasewater Heaths | 2 | Lowland dwarf shrub heath located to south of Chasewater & the Southern Staffs Coalfield Heaths SSSI | Destroyed (last assessment on 14/12/10) |

Two Special Areas of Conservation designated under the Habitats Directive⁸⁵, are located within the district area. The Cannock Chase SAC is the most extensive area of lowland heathland within the Midlands, located within the Cannock Chase AONB, and the Cannock Extension Canal SAC, running from the very south of the site to Norton Canes.⁸⁶ Both were designated on the 1st April 2005. The Cannock Extension Canal SAC, located in the south of the district, supports a large population of floating water-plantain (*Luronium natans*) and has a diverse aquatic flora and rich dragonfly fauna, indicative of good water quality.⁸⁷ The Cannock Extension Canal SAC is the subject of an Appropriate Assessment (AA) to assess the impacts of the Black Country Local Plan Part 1 and the Cannock Chase Local Plan Part 1. The Cannock Chase SAC is the subject of an AA to assess the impacts of the Stafford, Staffordshire, South Staffs, Lichfield and Cannock Chase Core Strategies on the site.

There are also further nature conservation areas bordering the district and AONB that Natural England recommended for inclusion in the SA in October 2009. These are:

- Pasturefields Salt Marsh SAC; an area of 7.7 hectares in Staffordshire representing the only known remaining example in the UK of a natural salt spring with inland saltmarsh vegetation. Grid reference: 52 49 17 N/ 02 00 45 W
- Motte Meadows SAC
- Aqualate Mere Ramsar Site
- West Midlands Mosses SAC

- Chartley Moss National Nature Reserve; an area of 44 hectares of peatland, north east of Stowe-by-Chartley, Staffordshire.

The conservation priorities for all these international sites of nature conservation interest are shown in the following table:

Table 2.5.2 – International Sites and Conservation Priorities

| International Site | Conservation Priorities |
|------------------------------|---|
| Cannock Chase SAC | European dry heaths, intermediate between uplands of northern England and Wales and those of southern counties. North Atlantic wet heaths with <i>Erica tetralix</i> |
| Cannock Extension Canal SAC | Floating water plantain (<i>Luronium natans</i>) |
| Pasturefields Salt Marsh SAC | Inland salt meadows <ul style="list-style-type: none"> • for which this is the only known outstanding locality in the United Kingdom. • which is considered to be rare as its total extent in the United Kingdom is estimated to be less than 10 hectares |
| West Midlands Mosses SAC | Natural dystrophic lakes and ponds, for which this is considered to be one of the best areas in the United Kingdom. Transition mires and quaking bogs, for which this is considered to be one of the best areas in the United Kingdom. |
| Mottey Meadows SAC | Lowland hay meadows, for which this is considered to be one of the best areas in the UK. |
| Aqualate Mere Ramsar Site | The site comprises a diverse range of habitats from open water to raised bog. Supports a number of rare species of plants associated with wetlands including 5 nationally scarce species together with rare wetland invertebrates. |

The rest of the district south of the AONB is contained within the Forest of Mercia, which is one of the 12 original⁸⁸ Community Forests in the UK, covering about 23,000ha of South Staffordshire and parts of the West Midlands.⁸⁹ The forest contains a patchwork of landscape types, including woodlands, public open spaces and parks, farmland, heathland remnants, and historic landscapes.⁹⁰ Current priorities for Community Forests are tree planting, woodland management, public access and environmental enhancement of non-woodland landscapes.¹¹

There are two Local Nature Reserves (LNR's) in the district. Hazel Slade (12.7 ha.) represents an area of secondary woodland, pool and wetland and agriculturally unimproved grasslands on the edge of the Cannock Chase AONB. Hednesford Hills

(100 ha.) is regarded as a “leading light” in heathland conservation in the West Midlands.⁹¹ A third local nature reserve is proposed and in development at Mill Green/Hawks Green Valley (31 ha.).

There are 36 Sites of Biological Importance (SBI's)⁹², the majority of which contain most of the best areas of semi-natural habitat outside the SSSI's. However, a 2002 survey revealed that 11.4 ha of habitats had been lost in re-surveyed Grade 1 SBIs in Cannock Chase for the period 1979 to 2000.⁹³ A review of the SBIs in Cannock Chase is currently taking place. This will involve replacing the designation of Sites with Protected or Endangered Species with SBIs. The area covered by SBIs is therefore expected to increase as a result of the review.⁹⁴

Staffordshire also has a Geodiversity Action Plan (2004) which aims to conserve, through partnership working, important geological sites in the district, such as the Etching Hill Regionally Important Geological Site (RIGS) at Etching Hill, Rugeley, and the Cannock Chase Pebble Beds. Such sites also often have high biodiversity value and in the case of the Triassic period Pebble Beds, heathland biodiversity.

Approximately 60% of the Cannock Chase District is located within the West Midlands Green Belt.⁹⁵ The Green Belt plays a fundamental role in maintaining the urban fabric, and providing green open spaces for formal and informal recreation, which are visually important. Most of these spaces are accessible to the public. Some provide important wildlife habitats.

A feasibility study into the restoration of the Hatherton Canal identified two environmental issues of key importance for consideration:

- Walk Mill Clay Pit is a Site of Special Scientific Interest (SSSI) lying directly adjacent to the proposed route. Some land-take may be necessary from this site.
- Floating Water Plantain (*Luronium natans*) is present along the Cannock Extension Canal SSSI and Special Area of Conservation (SAC), where the proposed route joins the existing canal network. This issue is addressed further in the Habitats Regulations Assessments of the Black Country Local Plan Part 1 and Cannock Chase Local Plan Part 1 (Cannock Extension Canal SAC Baseline Report) produced for the Black Country Local Authorities and Cannock Chase District Council.

The principles of green infrastructure policies aim to protect, conserve, enhance and expand natural assets (biodiversity and geodiversity), though the aim of green infrastructure has a wider role covering the historic environment, landscape character and sustainable transport. This topic is discussed under the *Landscape* section.

Rugeley study area

No statutory nature conservation sites have been identified within Rugeley Town Centre. Both the Staffordshire Local View website and the Proposals Map (CCDC, 1997) do not show any wildlife sites within the Rugeley Town Centre area. However, the Cannock Chase SAC boundary is located approximately 2.5km from the Town Centre, and is therefore within the 12 mile 'zone of influence' identified within the Evidence Base relating to Cannock Chase SAC and the Habitats Regulations Assessment of the Local Plan Part 1.

The Habitats Regulations Assessment process has identified that the general level of nitrogen deposition at Cannock Chase already exceeds the maximum critical load for dry heath and the minimum, critical load for wet heath, and that any further increase in nitrogen deposition is therefore going to further contribute to an adverse effect upon the integrity of the interest features.

The report highlights that the main source of nitrogen is from traffic and additional development in the areas surrounding the SAC is likely to generate additional traffic. The roads crossing the Chase are used by commuters and as 'rat-runs' between the various towns surrounding the Chase, and most visits to the SAC are by car. The report anticipates that further development in the area will generate more visits to Cannock Chase, and increase direct effects on the heath land from emissions.

Likely evolution of baseline without Local Plan Part 1

Without active management and monitoring by Natural England and local wildlife groups the condition of protected sites would likely deteriorate. Various development pressures are affecting the European designated sites and these have been recognised in Appropriate Assessments. Primary threats to Cannock Chase SAC and Cannock Extension Canal are increased recreation and recreation/ pollution respectively. District and regional level planning is required to protect the sites and recognise threats on a strategic level. The area covered by Sites of Biological Interest is expected to increase as a result of a review; this should allow greater habitat protection within the district.

Biodiversity Indicators:

- Extent of SSSI in favourable condition status
- Nature conservation sites with management plans
- Water Framework Directive monitoring

Key information sources:

Water Framework Directive

http://ec.europa.eu/environment/water/water-framework/objectives/index_en.htm

EU Habitats and Species Directive

http://ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm

EU Birds Directive

http://ec.europa.eu/environment/nature/legislation/birdsdirective/index_en.htm

Natural England SSSI Reports and Statistics

<http://www.english-nature.org.uk/Special/sssi/report.cfm?category=C,CF>

Staffordshire Biodiversity Action Plan

<http://www.sbap.org.uk/>

Biodiversity in Cannock Chase

http://www.cannockchasedc.gov.uk/site/scripts/documents_info.php?documentID=596&pageNumber=3

2.6 Soil

Agricultural land in the majority of the Cannock Chase District Council area is classified as non-agricultural, with isolated pockets of enclosed land around the fringes of the heathland classified as Grade 3 or Grade 4.⁹⁶ Table 4 below describes the predominant soil types located within the district council area.

Table 2.6.1 - *Soilscape (England) classifications within Cannock Chase District Council area. (Source:²⁸)*

| Location | Soil Characteristics |
|---|--|
| Narrow parcel of land along railway from edge of Cannock Chase AONB into Rugeley; Cannock Chase AONB uplands; | Freely draining slightly acidic loamy soils Neutral and acid pastures and deciduous woodlands; acid communities such as bracken, and gorse in the uplands. This soil is characterised by low fertility. |
| North of Cannock Chase AONB in proximity to Rugeley | Slightly acidic loamy and clayey soils with impeded drainage Wide Range of pasture and generally broadleaved and mixed woodland types are associated with this moderate to high fertility soil |
| Cannock Chase AONB uplands; | Freely draining slightly acid sandy soils Acid dry pastures, acid deciduous and coniferous woodland characterised by low fertility. |
| Cannock Chase AONB upland area; | Freely draining very acid sandy and loamy soils Underlying sandstone provides freely draining soils which are characterised by low natural fertility. Characteristic semi-natural habitat is mostly lowland dry heath communities with mixed and coniferous woodland. |
| East, and South East of Cannock Town | Slowly permeable seasonally wet slightly acidic but base rich loamy and clayey soils The loamy and clayey soils form a relatively impermeable |

| Location | Soil Characteristics |
|---|---|
| | layer, providing impeded drainage which gives a moderate fertility. The characteristic semi-natural habitat is lowland and seasonably wet pasture and woodland. |
| Area around previous quarry and opencast mining operations. | Restored soils mostly from quarry and opencast spoil These variable but low to moderate fertility soils include specialist communities tolerant of prevailing conditions. The characteristic semi-natural habitat for this Soilscape type is grassland, arable and woodland. |

The rapidly draining soils of the Cannock Chase heathlands area tend to be very dry and infertile⁹⁷. Deforestation of the heathlands since the late 1500's caused the soils to become impoverished as nutrients were lost resulting in poor quality acidic soils.⁹⁸ Since the 1800's as much as 95% of heathland in Staffordshire have been permanently lost as a result of intensive farming and the development of the poor nutrient quality soil.⁹⁹ Environmental Stewardship Schemes throughout the Cannock Chase area include the aim to manage and reduce soil erosion within high risk soil erosion areas.¹⁰⁰

Contaminated land in the district is principally associated with past and present landfill, mining and heavy industry sites. The Council is currently implementing its Contaminated Land Strategy to identify sites potentially contaminated sites but no sites have been added to the contaminated land register to date.¹⁰¹ Coal and iron were extensively extracted from quarries and open cast mines during the 19th and 20th Centuries, but today no mining activities exist.¹⁰² The processes associated with coal mining of minerals could provide a source of contamination. There are three Landfill Sites located within the District Council boundary¹⁰³.

Rugeley study area

Soil

According to the MAGIC website, soils within Rugeley Town Centre comprise freely draining floodplain soils, freely draining slightly acid loamy soils and freely draining slightly acid sandy soils (Soilscape data).

Solid and Superficial Geology

According to British Geological Sheet 140 (Solid and Drift Edition), the solid geology underlying Rugeley Town Centre is Bromsgrove Sandstone, part of the Sherwood Sandstone Group.

There are a number of different drift deposits overlying the solid geology. The majority of the Town Centre is underlain by fluvio-glacial gravel. To the east of the Town Centre the drift geology comprises 1st River Terrace Deposits. North of the Town Centre the drift geology comprises 2nd River Terrace Deposits.

Likely evolution of baseline without Local Plan Part 1

Since the 1800s as much as 95% of Staffordshire heathland has been permanently lost due to intensive farming and the development of the poor nutrient quality soil (Cannock Chase District Council 2006). Further development on agricultural land and Green Belt could further threaten heathland soil without Core Strategy planning. Policies to protect the AONB, the Green Belt, landscape and biodiversity should help to protect soil resources, as should sound flood management planning (Policy CP13).

Soil Indicators:

- Number of sites for which sufficient, detailed information is available to decide whether remediation of the land is necessary (BVPI 216b)

Key information sources:

Contaminated land in Cannock Chase

<http://www.cannockchasedc.gov.uk/pid/418>

Cannock Chase AONB Management Plan

<http://www.cannock-chase.co.uk/AONBMP.pdf>

2.7 Landscape

The area includes the high dissected sandstone plateau of Cannock Chase, the northern part of the Black Country plateau and lower fringing landscape of softer Permo-Triassic sandstones and mudstones. The coalfield area is largely covered by glacial till, which gives rise to heavy, poorly drained soils originally covered with heathland.¹⁰⁴

Cannock Chase is dominated by lowland heathland and coniferous woodland. There are extensive coniferous woodland plantations in Cannock Chase. In the surrounding landscapes there is a mixture of ancient, plantation and secondary woodlands.⁸¹

There are open arable areas with low hedges, areas of smaller hedged fields and large unenclosed areas in Cannock Chase. Generally mixed farming, together with horticulture is the main agricultural land use, with more demanding crops such as potatoes and sugar beet on the higher quality land. Grassland supporting dairying and other livestock enterprises is generally concentrated further north.⁸¹

Streams drain radially from the high ground around Cannock to the surrounding rivers of the Penk, Sow and Trent.

There is a strongly contrasting settlement pattern with some areas densely populated, others unpopulated and 'wild'. There are many industrial and archaeological features.

Red brick is the dominant building material although some earlier timber framed buildings are found in the area.⁸¹

Cannock Chase is England's smallest AONB at 68 square kilometres and 39% falls within the district. Cannock Chase is the largest surviving area of lowland heath in the Midlands. Lowland heath is an internationally scarce and threatened wildlife habitat. The AONB also has extensive areas of forest, and woodland along with areas of designated parkland, sand and gravel quarrying and mixed agriculture. The core of the AONB is designated as SSSI and a SAC. The Landscape Character Areas for Cannock Chase AONB are: Open Hills and Heath, Farmed Sandstone Hills and Heath, Settled Plateau Farmlands, Sandstone Estate lands, Clay Estate lands, Trent Valley Floodplain and Designed Parklands. The Management Plan lists the following as pressures / threats to quality:

- Regeneration of birch and pine and invasion of bracken
- Impact of visitors on the remote and wilderness qualities
- Lack of regeneration of oak woodland
- Maintaining views
- Creating and maintaining links with the heathland
- Expansion of the adjoining urban edges into these landscapes
- Commuter pressures, increased urbanisation of areas with more pressures for residential development.
- Urbanising impacts of improvements to residential properties occurring without due regards to landscape and built environment character
- Inappropriate elements introduced as a result of poor quality land use change to horticulture. Change in rural character as a result of inappropriate horticulture practices.
- Poor survival of characteristic semi-natural vegetation.
- Continued deterioration of field pattern due to lack of hedgerow maintenance
- Modern farm buildings and farm intensification
- Loss of key parkland features such as trees, boundary walls, hedgerows etc.

Satellite data shows that light pollution in Staffordshire is significant and rapidly increasing. There are no truly dark skies left in the county and the area of Staffordshire that are considered to have dark skies was only 1% in 2000, having decreased from 21% in 1993 according to the Council for the Protection of Rural England's (CPRE's) classification system. Light pollution has increased by 27% in Staffordshire between 1993 and 2000, significantly more than the national 24%.¹⁰⁵

The Countryside Quality Counts project assesses change in the quality of the countryside by noting the transformation in a wide range of landscape features

including woodlands, agriculture and boundary features. Assessment is based on Joint Character Areas (JCA), the area of Cannock Chase District Council is wholly within the Cannock Chase and Cank Wood JCA. It is a landscape dominated by its history as a former forest and chase and by the presence at its centre of the South Staffordshire Coalfield.¹⁰⁶

The Countryside Quality Counts (CQC) report identifies that trees and woodlands, boundary features and semi natural habitats in the area are changing for the better whilst Historic Features are neglected and Agriculture and settlement and development are diverging and actively deteriorating. Consultation on the report also identified the impacts that development pressure is causing on the countryside. Although this assessment covers a larger area than the District Council it does give an indication of relevant issues.

The Landscape Character Assessment for Cannock Chase summarises the following conditions for each of six landscape types:

Table 2.7.1 – Cannock Chase Landscape Character Assessment

| | |
|----------------------------|--|
| Sandstone hills and heaths | The landscape comprises a collection of fragments, with little overall unity. Evidence of historic coal mining activity is abundant and this has modified the shape of the land at Huntington and adjacent to Cannock Chase Enterprise Centre. Diverse, heath vegetation occurs in a number of places, for example at Shoal Hill, Chetwynd Coppice and Hednesford Hills. These areas are locally valued and well used by the urban population of the District. |
| Wooded estate-lands | Arable intensification has been a recent trend, resulting in an enlargement of the medium scale field pattern. Where hedgerows remain they tend to be gappy, or redundant and in places they have been replaced by wire fences. There are increasing urban pressures from residential development and at Etchinghill, there is a hard edge to the urban development along Bower Lane, with little or no buffer between the housing and the countryside. |
| Settled farmlands | The proximity of the urban edge influences the general character of this landscape and although some areas retain a peaceful rural character of clustered farmsteads and roadside cottages, other parts are disturbed by busy roads and industrial influences. Where this is associated with a decline in the maintenance of the landscape, in particular where hedgerows have deteriorated to become gappy or overgrown, or have been replaced by wire fencing, this often results in a disjointed neglected character. |
| River meadowlands | This character type is split into two types, |

| | |
|-----------------------------|--|
| | <p>RM13 and RM14. RM13 is generally intact river meadowlands landscape on the edges of Rugeley and is in good condition. The habitat network and cultural pattern is declining due to pressures from the urban edge of Rugeley and the impact of the recently constructed bypass.</p> <p>RM14: A fragmented riverside landscape in the shadow of Rugeley Power Station where the Power Station and other operational land have a moderate visual impact. The functional integrity of the relic grazing land is weak, and the overall condition is poor.</p> |
| Coalfield farmlands | Overall, the landscape is in decline, but it still contains a wealth of diverse habitats, a long industrial and farming history and a strong rural character, worthy of conserving and restoring. |
| Planned coalfield farmlands | <p>This character type is split into two types, CP21 and CP22. 'CP21' is in overall moderate to good condition with two parcels in poor condition and eight parcels in good condition. The visual impact of recent change following restoration is generally low, and the functional integrity of the landscape is typically weak as this is a planned immature landscape. The historic cultural pattern has largely been lost.</p> <p>'CP22' is in good condition, and the visual impact of change is low, or very low in the former heathland areas. The habitat network is either strong, where areas of heathland have survived, or declining due to arable intensification. Significant areas of land are managed for amenity purposes around Chasewater.</p> |
| Urban | <p>Four areas are classified as urban because they are sufficiently undeveloped. Their names and summary condition status is as follows:</p> <ul style="list-style-type: none"> • Pye Green Valley, Cannock (Moderate) • Etching Hill Common (Good) • Chetwynd Coppice Fringe (Good) • Mill Green Common (Moderate) |

Many parts of the district's landscape are also recognised for their role in providing green infrastructure. The following areas are recognised to fulfil this role:

- Cannock Chase AONB (including Country Parks, SACs and SSSIs)
- Hednesford Hills, Hazelslade, Mill Green and Hawks Valley (pending designation) Local Nature Reserves and all Sites of Biological Importance
- Cannock Chase District Green Space Network (particularly where the space forms a distinct, vital role i.e. flood risk management)

- Trent and Mersey Canal and River Trent corridor
- Parts of the Green Belt, namely planned coalfield landscapes to the north and east of Norton Canes and Wimblebury; heath landscapes to the east and north of Hednesford and Wimblebury; wooded estate lands and heath landscapes to the south of Rugeley and Brereton (leading into the Cannock Chase AONB)
- Chasewater Country Park (Lichfield District).

Rugeley study area

Rugeley Town Centre is described as having a varied townscape comprising of period buildings organised around small scale public squares, through to modern industrial zones organised around functional infrastructure (WYG, 2008). Lower Brook Street and Market Street are a pedestrian priority zone which widens at key junctions to form squares (including Market Square). These streets and squares form the historic spine of the Town Centre.

Appendix 2C of the Local Plan details various Historic Urban Character Areas.

Likely evolution of baseline without Local Plan Part 1

The condition of the historic landscape would continue to decline without the protection that the Local Plan Part 1 offers through its policies, particularly policy CP12 (Historic Environment), CP10 (Landscape character, biodiversity and geodiversity) and CP11 (Cannock Chase AONB). The various trends noted above, such as continued deterioration of field pattern due to lack of hedgerow maintenance, increasing recreational impacts and increasing light pollution would serve to deteriorate overall landscape quality if not mitigated by district-wide policies.

Landscape Indicators:

- Percentage of Conservation Areas with published character appraisals and management proposals (BVPI 219)
- Percentages of areas with fly posting, tipping, graffiti or litter (BVPI 199).
- Percentage of population satisfied with condition of parks and open spaces (BVPI 119).

Key information sources:

Cannock Chase AONB:

<http://www.cannock-chase.co.uk/>

<http://www.cannock-chase.co.uk/AONBMP.pdf>

Other information sources:

<http://www.naturalengland.org.uk/ourwork/conservation/designatedareas/aonb/cannock.aspx>

Joint Character Areas

<http://www.naturalengland.org.uk/ourwork/farming/funding/ecs/sitings/areas/067.aspx>

Cannock Chase to Sutton Park Green Infrastructure Action Plan

http://www.cannockchasedc.gov.uk/downloads/file/2437/cannock_chase_to_sutton_park_draft_green_infrastructure_action_plan_part_1

2.8 Cultural Heritage, including architecture and archaeological heritage

The district has 67 Listed Buildings¹⁰⁷, none of which are defined as “buildings at risk” by English Heritage. The Listed Buildings are all either Grade II or Grade II*. The relatively small number means that they are important to the district.

There are 8 Conservation Areas in the district, covering 45.7hectares:-

- Cannock Town Centre
- Rugeley Town Centre
- Church Street, Rugeley
- The Trent and Mersey Canal
- Bridgtown (North Street)
- Brereton
- Talbot Street/Lichfield Street, Rugeley
- Sheepfair/Bow Street, Rugeley.

Two of these conservations areas were identified as being at risk in the 2010 Heritage at Risk Register for the West Midlands; Rugeley town centre and Talbot Street/Lichfield Street, Rugeley¹⁰⁸.

There are five Scheduled Ancient Monuments (SAMs) in the district:-

- Courts Bank Covert Dam (Metal Working Site) (Cannock Wood)
- Castle Ring Iron Age Hill Fort, Cannock Wood
- Conduit Head (High Green, Cannock)
- Churchyard Cross (St. Luke’s Church, Cannock)
- World War I Model of a Trench System (Penkridge Bank, Brindley Heath)

No SAMs in Cannock Chase were listed as being at risk in the 2009 West Midlands Monuments at Risk Register.

There are also a number of non-designated sites of local historical and archaeological value that are of importance but are vulnerable due to their non designated status.

The modern historic landscape character of the District is dominated by several historic landscape character types. Woodland represents approximately 28% of land use within the District; coniferous woodland accounts for 61% of all the woodland. Settlement represents 23% of the land use and 89% of it was constructed within the 20th century. If Industrial & Extractive land use is included under the Settlement character category then the coverage is approximately 34% of the District. Fieldscapes cover 26% of the District.¹⁰⁹

The Museum of Cannock Chase celebrates the cultural heritage of the district and is an important educational resource. Over the last few years, important links have been established between the Museum and other attractions scattered in and around the Chase.

Rugeley study area

Rugeley Town Centre incorporates five Conservation Areas.

Rugeley Town Centre Conservation Area

The Rugeley Town Centre Conservation Area covers the historic core of Rugeley. A Conservation Area Appraisal was produced for Rugeley following Conservation Area designation in 1973, which was updated in 2000, and further updated as a draft in 2010. The area is categorised by one main street running north to south with branches off and is largely unchanged from the street plan of the 16th Century and identifies the contrasts between the open spaces of Market and Brook Square with the narrow streets and passages in the areas between the squares. The diversity of building types and mixtures of two and three storey development are also identified, along with the spire of St Joseph and Etheldreda's Church (outside the Conservation Area boundary) and the Market hall Clock Tower being notable landmarks. In summary, the Special Interest of Rugeley Town Centre Conservation Area is as follows: Its long history still evident in its layout and buildings. (ii) Its traditional street pattern of a tightly built up pedestrian town along a winding main street. (iii) Its mixed small scale retail/commercial uses and markets. (iv) Its townscape of diverse building types and buildings/groups of individual interest, harmonised by mass, height, scale and materials. (v) Its human scale, with visual interest created by irregular frontages, rooflines and design details. There are seven Listed Buildings within the Conservation Area and a number of others of historic and visual interest which contribute to the setting of these listed buildings.

The Conservation Area was placed on the English Heritage 'At Risk' Register in 2009 as a result of the deterioration of building fabric and public realm areas over recent

years together with underlying economic decline resulting in empty shop units and loss of vitality. The Draft Conservation Area Appraisal (2010) identifies a number of recommendations for management and enhancement of the area.

Sheepfair / Bow Street

According to the CCDC website, there is no Conservation Area Appraisal available for the Sheepfair / Bow Street Conservation Area.

Church Street

According to the Church Street Rugeley Conservation Area Appraisal (adopted as a SPD in April 2006), Church Street runs on a south-west/north-east alignment with Lion Street and Taylors Lane linking eastwards with the Town Centre and Fortescue Lane leading to Coach House Lane running off to the west. The Appraisal states that the overall impression of the Conservation Area is a quiet, mainly residential area of largely Victorian buildings showing a variety of architectural detailing with some 20th Century infill development. A scattering of other uses throughout the area - residential homes, a public house, a bed and breakfast, the rectory, an office, surgery, school and theatre - complement the residential character. Mature tree and hedge planting enhances the street scene. To the north-east, the Conservation Area adjoins the Trent and Mersey Canal Conservation Area, and 350 metres to the south-east lies Rugeley Town Centre Conservation Area.

There are four Listed Buildings in the area, all Grade II, and a number of others of historic and visual interest.

Trent and Mersey Canal

The Conservation Area Appraisal for the section of the Trent and Mersey Canal within the District is currently in preparation.

Talbot Street / Lichfield Street

According to the Talbot Street / Lichfield Street Rugeley Conservation Area Appraisal (adopted as a SPD in July 2005), Horsefair forms the main route into the town from Lichfield to the south, and the buildings along its north-east side fall within the Lichfield / Talbot Street Conservation Area. A minor addition was made to the Conservation Area boundary in 2010 to include the former Britannia Pub.

The Talbot Street / Lichfield Street Rugeley Conservation Area Appraisal states that Horsefair is a prominent, mainly commercial frontage, contrasting with the core of the Conservation Area with its quieter, predominantly residential roads, extending around the southern edge of the Town Centre.

The core of the Conservation Area is the main historic residential area of Rugeley, largely built during the 19th Century. It comprises a range of housing from traditional workers' terraces and elegant villas to inter-war and modern detached, semi-detached and town houses. Amongst the houses, which date from the early 19th Century to the present day, are churches and community buildings, giving the area a distinctive identity locally. Mature tree and hedge planting around the area enhances the street scene. The area is bounded to the south-east by the railway embankment, and lies 200 metres south-east of Rugeley Town Centre Conservation Area.

There are two Listed Buildings in the area, both Grade II, 32 Talbot Street and the Church of St. Joseph and Etheldreda and a number of other buildings of historic and visual interest.

Likely evolution of baseline without Local Plan Part 1

The condition of the historic landscape and heritage would continue to decline without English Heritage monitoring and management and without the protection that the Local Plan Part 1 offers through its policies, particularly policy CP12 (Historic Environment), CP10 (Landscape character, biodiversity and geodiversity) and CP11 (Cannock Chase AONB).

Cultural Heritage Indicators:

- Planning applications within Conservation Areas.
- Number of listed buildings and at risk status.
- Numbers of Listed building and Conservation Area consents.

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Appendix D

Compatibility Test of Rugeley AAP Objectives with SA Objectives



Compatibility Matrix

Rugeley Town Centre Area Action Plan: Key Objectives

1. **Shopping:** A more competitive town centre which provides for the shopping needs of its local community.
2. **Movement and Access:** A centre which is accessible to all and benefits from increased pedestrian linkages.
3. **Community, Leisure and the Arts:** A centre which stays alive in the evening as well as the daytime and provides cultural and leisure opportunities for residents and visitors alike.
4. **Conservation and the Built Environment:** High quality public spaces which complement the existing Conservation Areas and take full advantage of the Trent and Mersey Canal.
5. **Housing:** An increase in the resident population through the provision of high quality housing in appropriate locations with a mix of dwelling types.

Key

| | | |
|--------------------------------------|-----------|------------------------------------|
| ✖✖ Incompatible | ? Unknown | ✓✓ Compatible |
| ✖ Partially/Potentially Incompatible | 0 Neutral | ✓ Partially/Potentially Compatible |



| Sustainability Appraisal Objective | Rugeley Town Centre Area Action Plan: Key Objectives | | | | |
|--|--|------------------------|------------------------------------|---|------------|
| | 1. Shopping | 2. Movement and Access | 3. Community, Leisure and the Arts | 4. Conservation and the Built Environment | 5. Housing |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | x✓ | 0 | x✓ | x✓ | x✓ |
| | <p>ANALYSIS: Key objectives 1, 3, 4 and 5 may all involve the loss of open space and /or the demolition of buildings that currently provide habitat; however, these key objectives may also result in the provision of open space with the potential to support biodiversity or the enhancement of existing sites of value.</p> <p>RECOMMENDATIONS: New development should be focused upon previously developed land. The use of existing buildings should be promoted. Project level environmental assessment should be undertaken to determine appropriate mitigation regarding the impact of development on biodiversity. All proposals for new development and open space should consider habitat creation.</p> | | | | |
| 2. Ensure health facilities are accessible for those in need. | 0 | ✓ | 0 | 0 | x |
| | <p>ANALYSIS: The provision of new housing in appropriate locations (objective 5) may ensure that health facilities are in close proximity; however, there is potential for the capacity of these health facilities to be inadequate enough to support an increase in the resident population. Objective 2 should work to ensure that health facilities are accessible by working to increase pedestrian linkages throughout the town and through ensuring that the town centre is accessible for all users.</p> <p>RECOMMENDATIONS: Spatial planning should ensure that new housing is located within accessible reach of healthcare facilities. Ensure the capacity of health facilities can withstand the proposed levels of growth.</p> | | | | |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | 0 | 0 | 0 | 0 | x |
| | <p>ANALYSIS: Key objective 5 (provision of new housing) is likely to increase the population within the town centre. There is potential for the capacity of facilities and utilities within the town centre to be inadequate enough to support an increase in the resident population (for example healthcare, education, and recreational facilities and water supply and foul drainage).</p> <p>RECOMMENDATIONS: Ensure the capacity of facilities and utilities can withstand the proposed levels of growth.</p> | | | | |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | x | 0 | x | 0 | x |
| | <p>ANALYSIS: Key objectives 1, 3 and 5 have the potential to result in new development which will lead to increased demand upon water resources during operation, a reduction in the level of the area's water table being a key sustainability issue.</p> <p>RECOMMENDATIONS: Ensure water efficient development (introduce Code for Sustainable Homes/BREEAM targets).</p> | | | | |
| 5. Reduce Nitrate levels in the District's rivers. | 0 | 0 | 0 | 0 | 0 |
| | <p>ANALYSIS: Given the urban nature of Rugeley Town Centre, none of the key objectives are anticipated to result in any impacts upon the nitrate levels in the District's rivers.</p> <p>RECOMMENDATIONS: None.</p> | | | | |



| Sustainability Appraisal Objective | Rugeley Town Centre Area Action Plan: Key Objectives | | | | |
|---|---|------------------------|------------------------------------|---|------------|
| | 1. Shopping | 2. Movement and Access | 3. Community, Leisure and the Arts | 4. Conservation and the Built Environment | 5. Housing |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | x ✓ | ✓ | x ✓ | x ✓ | x ✓ |
| | <p>ANALYSIS: An increase in the number of properties flooding has been identified as a key sustainability issue within Cannock Chase District, and this is a particular issue for Rugeley given that a large proportion of the town centre lies within the flood plain. Key objectives 1, 3 and 5 are likely to result in new development which has the potential to increase the proportion of impermeable surfaces, thus potentially increasing flood risk and constraining surface water/storage; however, development within the town centre may help to encourage development on previously developed land, potentially avoiding development on previously undeveloped land in locations out of the town centre.</p> <p>New public spaces (key objective 4) may comprise hardstanding or green open space. New hardstanding may further increase the proportion of impermeable surfaces (depending on the site being developed); however, new green open space has the potential to decrease the proportion of impermeable surfaces (and therefore decrease flood risk). The provision of new leisure facilities (key objective 3) may also involve the creation of new green space (for example new playing fields).</p> <p>RECOMMENDATIONS: New development should be focused upon previously developed land. Ensure that recommendations within the Strategic Flood Risk Assessment are implemented. Project level environmental assessment should be undertaken to determine appropriate mitigation regarding the impact of new development on flood risk. Encourage the use of Sustainable Drainage Systems (SuDS) in new developments.</p> | | | | |
| 7. Improve roadside air quality / reduce traffic emissions. | ✓ x | ✓ | ✓ x | 0 | x ✓ |
| | <p>ANALYSIS: Key objectives 1, 3 and 5 are likely to result in new development which may deplete air quality in a number of ways, including the emission of pollutants during construction and encouraging vehicular travel. However, promoting new residences and facilities within the town centre may prevent development in out of town locations where people are required to travel further distances to access services / places of work.</p> <p>Key objective 2 is likely to improve accessibility within the town centre and encourage sustainable alternatives to traditionally unsustainable practices (such as walking instead of using the private car).</p> <p>RECOMMENDATIONS: Project level environmental assessment should be undertaken to determine appropriate mitigation regarding the impact of new development on traffic emissions. Use spatial planning to improve accessibility and reduce the need to travel. Improve cycle routes / links.</p> | | | | |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. | x | 0 | x | 0 | x |
| | <p>ANALYSIS: Key objectives 1, 3 and 5 are likely to result in new development which may result in increased energy usage both during construction and operation, particularly housing. This is likely to increase CO₂ emissions and air pollution from power generation.</p> <p>RECOMMENDATIONS: Ensure energy efficient development (introduce Code for Sustainable Homes/BREEAM targets). Explore options for the provision of renewable energy.</p> | | | | |



| Sustainability Appraisal Objective | Rugeley Town Centre Area Action Plan: Key Objectives | | | | |
|--|--|------------------------|------------------------------------|---|------------|
| | 1. Shopping | 2. Movement and Access | 3. Community, Leisure and the Arts | 4. Conservation and the Built Environment | 5. Housing |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. | ? | 0 | ? | ✓✓ | ? |
| <p>ANALYSIS: Key objectives 1, 3 and 5 are likely to result in new development. The impact of new development upon the quality of the townscape will depend upon the nature, scale and location of proposals. The provision of high quality public spaces that complement the existing Conservation Areas (key objective 4) is likely to contribute to protecting the quality of the townscape by ensuring that these areas are in keeping with the overall character of the town centre.</p> <p>RECOMMENDATIONS: New development should be in keeping with the character of the town centre, with particular attention paid to the character of the existing Conservation Areas.</p> | | | | | |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. | ✓ | 0 | ✓ | ✓ | ✓ |
| <p>ANALYSIS: Key objectives 1, 3, 4 and 5 all have potential to involve the use of derelict land for redevelopment purposes which may or may not require decontamination. There is potential for greenspace to be incorporated within new retail / leisure / housing development; however, key objectives 3 and 4 have greater potential to incorporate greenspace (for example through the provision of new playing fields).</p> <p>RECOMMENDATIONS: New development should be focused upon previously developed land. New retail / leisure / housing development should incorporate greenspace wherever possible. New public space should comprise greenspace or a combination of greenspace and hardstanding.</p> | | | | | |
| 11. Tackle lack of public transport in rural and urban areas. | 0 | ✓ | 0 | 0 | 0 |
| <p>ANALYSIS: Key objective 2 is to ensure that the centre is accessible to all. This may involve improvements to public transport for routes to, from and within Rugeley Town Centre.</p> <p>RECOMMENDATIONS: Spatial planning should ensure that new development is well linked into public transport services. If necessary, developer contributions should be secured to ensure public transport that serves the development is adequate. Improvements should be made to existing public transport hubs (for example the bus and rail stations) and the provision and frequency of services should be reviewed to ensure the town centre is adequately served.</p> | | | | | |
| 12. Ensure sustainable design and construction of all new developments. | ? | 0 | ? | 0 | ? |
| <p>ANALYSIS: Key objectives 1, 3 and 5 are likely to result in new development. It is unknown whether development will incorporate the principles of sustainable design and construction.</p> <p>RECOMMENDATIONS: Development should incorporate the principles of sustainable design and construction (for example, by introducing Code for Sustainable Homes/BREEAM targets).</p> | | | | | |



| Sustainability Appraisal Objective | Rugeley Town Centre Area Action Plan: Key Objectives | | | | |
|--|--|------------------------|------------------------------------|---|------------|
| | 1. Shopping | 2. Movement and Access | 3. Community, Leisure and the Arts | 4. Conservation and the Built Environment | 5. Housing |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. | x | 0 | x | 0 | x |
| | ANALYSIS: Key objectives 1, 3 and 5 are likely to result in new development. New development is likely to result in greater levels of waste generation during both construction and operation. | | | | |
| | RECOMMENDATIONS: The use of existing buildings should be promoted. Promote waste minimisation and recycling during both construction and operation. | | | | |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. | 0 | 0 | 0 | 0 | ✓ x |
| | ANALYSIS: Key objective 5 (provision of new housing) is likely to increase the population within the town centre. Housing will be in close proximity to educational facilities within the town centre; however, there is potential for the capacity of educational facilities to be inadequate enough to support an increase in the resident population. | | | | |
| | RECOMMENDATIONS: Ensure the capacity of existing educational facilities can withstand the proposed increase in residents. If necessary, developer contributions should be secured to ensure new housing is adequately served by educational facilities. | | | | |
| 15. Promote good design in new developments to reduce crime and the fear of crime. | ? | 0 | ? | 0 | ? |
| | ANALYSIS: Key objectives 1, 3 and 5 are likely to result in new development. It is unknown whether development will be designed to reduce crime and the fear of crime. | | | | |
| | RECOMMENDATIONS: Ensure new development considers crime prevention in its design (for example by adopting Secured by Design principles). | | | | |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | ✓✓ | 0 | ✓ | 0 | x |
| | ANALYSIS: Key objectives 1 and 3 have the potential to either continue providing employment opportunities in locations which are currently employment sites, or provide new employment opportunities on sites that are not currently employment sites. Either way is likely to contribute to the regeneration of the local economy. Conversely, key objective 4 has the potential to replace existing employment sites with housing. This may negatively impact upon the local economy. | | | | |
| | RECOMMENDATIONS: Ensure that there is no overall loss in the provision of sites that provide employment opportunities and that where possible, new sites that provide employment opportunities are provided. | | | | |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. | ✓ | ✓ | ✓ | ✓ | ✓ |
| | ANALYSIS: All key objectives should help to attract inward investment into the town centre as well as making the area more attractive, thereby improving the vitality and viability of Rugeley. | | | | |
| | RECOMMENDATIONS: New development should be in keeping with the character of the town centre, with particular attention paid to the character of the existing Conservation Areas. | | | | |

NOTE: Recommendations may be implemented through the AAP or other documents within the Local Development Framework.

Appendix E
Detailed Assessment Matrices for Appraisal of Local
Plan Part 1, Section 1: Core Strategy

Introduction

The following matrices provide an overview of sustainability issues that may arise from the implementation of these options and, where applicable, give recommendations on how policy wording could be changed or remedial action taken. The matrices are separated under the various spatial and policy options as they appear in the Core Strategy document. The key below shows how each option has been scored.

| Symbol | Description |
|---------------|---|
| ++ | Very sustainable - Option is likely to contribute significantly to the SA/SEA objective |
| + | Sustainable - Option is likely to contribute in some way to the SA/SEA objective |
| 0 | Neutral – Option is unlikely to impact on the SA/SEA objective |
| ? | Uncertain – It is uncertain how or if the Option impacts on the SA/SEA objective |
| - | Unsustainable – Option is likely to have minor adverse impacts on the SA/SEA objective |
| -- | Very unsustainable – Option is likely to have significant adverse impacts on the SA/SEA objective |

Geographic scale relates to predicting effects that will have an effect at a national, regional or local level.

Temporal scale relates to effects that are likely to be in the short term (0-10 years); medium term (10 -20 years) and long term (over 20 years).

Permanence criteria- Temporary or Permanent

Likelihood of occurrence – high, medium or low

Glossary

| | |
|-------|--|
| CSH | Code for Sustainable Homes |
| PDL | Previously Developed Land |
| SAC | Special Area of Conservation |
| SHLAA | Strategic Housing Land Availability Assessment |

Vision (see Local Plan, Part 1, Section 1, Chapter 3)

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
|---|--------------|-----------|------------|-------|------------|---|
| | | | | | | |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | + | L T | M | L | T | |
| Ensure health facilities are accessible for those in need. | + | M T | M | R | T | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | + | L T | M | L | T | |
| Ensure that increasing population in the district has a low impact on its sustainability | + | L T | M | L | T | The overall impact of the vision should help achieve sustainable prosperity and growth. |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | + | M T | M | L | T | |
| Reduce Nitrate levels in the Districts rivers | + | L T | M | N | P | |
| Understand and adapt to the effects of Climate Change – including flooding | + | L T | M | R | P | |
| Improve roadside air quality/ reduce traffic emissions | + | L T | M | R | T | Cannock Chase has an area of air quality management – specific reference to air quality and reduced emissions could be included in the vision or background text to vision. |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | ? | L T | M | N | P | Outcome is unknown at vision level, although the assessment recognises that the vision will encourage inclusion of renewable energy in new developments |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | L T | M | L | T | Conservation Areas and historic environment will be protected |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | + | M T | M | L | P | Promotion of brownfield site is clearly stated in the vision, a positive feature |
| Tackle lack of public transport in rural and urban areas. | ++ | M T | M | L | T | |
| To ensure everyone has a decent and affordable home. | ++ | L T | H | R | | |
| Ensure sustainable design and construction of all new developments | ++ | L T | M | L | T | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | + | L T | M | N | P | Use of sustainable methods of construction mentioned in the vision may help reduce waste. Add word 'waste reduction and material management' to the sustainable principles and methods of construction mentioned under the Clean, Green and Safe Environment sub-topic of the vision. |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | + | M T | M | L | T | |
| Promote good design in new developments to reduce crime and fear of crime. | + | M T | M | L | T | |
| Help the continued regeneration of the | + | M | M | L | T | Promotion of brownfield site is clearly stated in the vision, a positive feature |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
|--|--------------|-----------|------------|-------|------------|------------------------|
| local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | | T | | | | |
| Enhance the town centres in order to protect and improve their vitality. | + | M T | M | L | T | |
| To protect and, where possible, enhance the historic environment | + | M T | M | L | P | |

Policies

| CP1: Strategy | | | | | | |
|---|--------------|-----------|------------|-------|------------|---|
| Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
| | | | | | | |
| Ensure health facilities are accessible for those in need. | + | MT | M | L | T | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | + | MT | M | L | T | |
| Ensure that increasing population in the district has a low impact on its sustainability | - | | | | | The cumulative impact of housing and employment development could have negative effects on sustainability through increased use of environmental resources. However, mitigation measures will help prevent this and the monitoring framework and EIAs and further SAs should inform mitigation. |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | | | | | |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | ? | MT | M | L | T | |
| Improve roadside air quality/ reduce traffic emissions | ? | | | | | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | ? | MT | M | L | T | |

| | | | | | | |
|--|---|----|---|---|---|--|
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | MT | H | L | T | Strategy should ensure implementation takes into account all relevant CS policies, in particular CP10, CP12, CP113 and CP14. |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ? | | | | | |
| Tackle lack of public transport in rural and urban areas. | ? | MT | H | L | T | Policy does not take accessibility into account, consider linking Policy with CP8 |
| To ensure everyone has a decent and affordable home. | + | MT | M | L | T | |
| Ensure sustainable design and construction of all new developments. | + | MT | M | L | T | As the strategy will be delivered in accordance with CP16 indirect positive effect possible |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | MT | M | L | T | Innovative design should be encouraged to reduce energy and waste. |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | + | MT | M | L | T | Design will be used to reduce opportunities for anti-social behaviour. |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | + | MT | M | L | T | Positive impacts expected from increased provision of office and retail space. |
| Enhance the town centres in order to protect and improve their vitality. | + | MT | M | L | T | Reference should be made in the policy to promote appropriate design and uses in town centres. |
| To protect and, where possible, enhance the historic environment | ? | MT | M | L | P | |

| CP2: Developer Contributions for Infrastructure | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ? | S-LT | | L | | The policy would not have direct effects upon the SA objective. However, indirectly it would contribute to the delivery of infrastructure through the Infrastructure Development Plan which may impact the objective. |
| Ensure health facilities are accessible for those in need. | + | S-LT | M | L | T | Supports provision of access to health services. |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | + | S-LT | M | L | T | Indirect effect through supporting access to leisure and recreation facilities. |
| Ensure that increasing population in the district has a low impact on its sustainability | ? | MT | M | L | T | Uncertain impact. The policy will reduce pressure on existing Council resources by ensuring developers contribute to the development required. However while this may be positive in terms of economic sustainability it may be negative for environmental sustainability where finite resources are impacted. |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | MT | M | L | T | It is uncertain whether infrastructure upgrades made possible by contributions will counteract increases in demand for abstractions caused by the growth. |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | + | S-LT | M | L | T | Contributions are likely to allow more adaptations to be made more efficiently. |
| Improve roadside air quality/ reduce traffic emissions | + | S-LT | M | L | T | It is assumed that contributions will help to ensure infrastructure capacity meets traffic growth. |
| Increase renewable energy production in the district and | + | S- | M | L | T | Contributions are likely to help support infrastructure |

| CP2: Developer Contributions for Infrastructure | | | | | | |
|--|--------------|-----------|------------|-------|------------|---|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
| reduce CO ₂ emissions and air pollution from power generation | | LT | | | | required to deliver increased energy needs. |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | ? | S-LT | | L | | The policy would not have direct effects upon the SA objective. However, indirectly it would contribute to the delivery of infrastructure through the Infrastructure Development Plan which may impact the objective. |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | 0 | | | | | |
| Tackle lack of public transport in rural and urban areas. | + | S-LT | M | L | T | Supports provision of access where demand increases. |
| To ensure everyone has a decent and affordable home. | + | S-LT | M | L | T | Supports provision of affordable housing. |
| Ensure sustainable design and construction of all new developments. | + | S-LT | M | L | T | Supports provision of access where demand increases. |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | 0 | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | ? | S-LT | | L | | The policy would not have direct effects upon the SA objective. However, indirectly it would contribute to the delivery of infrastructure through the Infrastructure Development Plan which may impact the objective. |
| Promote good design in new developments to reduce crime and fear of crime. | 0 | | | | | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is | ? | S-LT | | L | | The policy would not have direct effects upon the SA objective. However, indirectly it would contribute to the |

| CP2: Developer Contributions for Infrastructure | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
| adequate provision of new sites. | | | | | | delivery of infrastructure through the Infrastructure Development Plan which may impact the objective. |
| Enhance the town centres in order to protect and improve their vitality. | 0 | | | | | |
| To protect and, where possible, enhance the historic environment | 0 | | | | | |

| CP3 Design – Chase shaping Policy | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ++ | MT | M | L | T | |
| Ensure health facilities are accessible for those in need. | + | MT | M | L | T | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | ? | MT | M | L | T | |
| Ensure that increasing population in the district has a low impact on its sustainability | + | MT | M | L | P | |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | MT | M | L | P | Ensure location of new development takes into account abstraction needs. Ensure design features incorporate water efficiency measures. |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | + | MT | M | L | T | |
| Improve roadside air quality/ reduce traffic emissions | + | MT | M | L | T | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | MT | M | L | P | |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ? | MT | M | L | P | Maximise opportunities for creating wildlife corridors and walking and cycling through greenspace. |

| CP3 Design – Chase shaping Policy | | | | | | |
|--|--------------|-----------|------------|-------|------------|---|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
| Tackle lack of public transport in rural and urban areas. | + | MT | M | L | T | Ensure rural areas also have improved access and mobility provision. |
| To ensure everyone has a decent and affordable home. | + | MT | M | L | T | |
| Ensure sustainable design and construction of all new developments. | + | | | | | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | MT | M | L | T | Ensure location of new development takes into account ease of waste recycling and length of vehicle journeys needed to collect waste. |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | ? | MT | M | L | T | |
| Promote good design in new developments to reduce crime and fear of crime. | ++ | MT | M | L | T | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | 0 | | | | | |
| Enhance the town centres in order to protect and improve their vitality. | ++ | MT | M | L | P | |
| To protect and, where possible, enhance the historic environment | ++ | MT | M | L | P | |

| CP4: Neighbourhood-led Planning | | | | | | |
|--|--------------|-----------|------------|-------|------------|---|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ? | | | L | | It is uncertain how neighbourhood priorities will relate to biodiversity protection and enhancement. Cannock Chase Council should seek to prioritise those plans that do not conflict with the SA objective or advise on alternatives where appropriate. |
| Ensure health facilities are accessible for those in need. | ? | | | L | | It is uncertain how neighbourhood led planning will respond to needs of different groups within communities. Cannock Chase Council should seek to encourage consideration of equality issues to ensure that needs of vulnerable or marginalised groups are also considered. |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | ? | | | L | | It is uncertain what neighbourhood led priorities will be. |
| Ensure that increasing population in the district has a low impact on its sustainability | ? | | | L | | It is uncertain what neighbourhood led priorities will be. |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | | | L | | It is uncertain how neighbourhood led priorities will impact this objective. |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | ? | | | L | | It is uncertain how neighbourhood led priorities will impact this objective. |
| Improve roadside air quality/ reduce traffic emissions | ? | | | L | | It is uncertain how neighbourhood led priorities will impact this objective. |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power | ? | | | | | It is uncertain how neighbourhood led priorities will impact this objective. |

| CP4: Neighbourhood-led Planning | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
| generation | | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | ? | | | L | | It is uncertain how neighbourhood led priorities will impact this objective. Cannock Chase Council should seek to prioritise those plans that do not conflict with the SA objective or advise on alternatives where appropriate. |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ? | | | L | | It is uncertain how neighbourhood led priorities will impact this objective. Cannock Chase Council should seek to prioritise those plans that do not conflict with the SA objective or advise on alternatives where appropriate. |
| Tackle lack of public transport in rural and urban areas. | ? | | | L | | It is uncertain how neighbourhood led priorities will impact this objective. |
| To ensure everyone has a decent and affordable home. | ? | | | L | | It is uncertain how neighbourhood led priorities will impact this objective. |
| Ensure sustainable design and construction of all new developments. | ? | | | L | | It is uncertain how neighbourhood led priorities will impact this objective. Cannock Chase Council should seek to prioritise those plans that do not conflict with the SA objective or advise on alternatives where appropriate. |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | 0 | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | ? | | | L | | It is uncertain how neighbourhood led priorities will impact this objective. |
| Promote good design in new developments to reduce crime and fear of crime. | ? | | | L | | It is uncertain how neighbourhood led priorities will impact this objective. |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is | ? | | | L | | It is uncertain how neighbourhood led priorities will impact this objective. |

| CP4: Neighbourhood-led Planning | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
| adequate provision of new sites. | | | | | | |
| Enhance the town centres in order to protect and improve their vitality. | ? | | | L | | It is uncertain how neighbourhood led priorities will impact this objective. |
| To protect and, where possible, enhance the historic environment | ? | | | L | | It is uncertain how neighbourhood led priorities will impact this objective. Cannock Chase Council should seek to prioritise those plans that do not conflict with the SA objective or advise on alternatives where appropriate. |

| CP5: Social Inclusion and Healthy Living | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
| | | | | | | |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | 0 | | | | | |
| Ensure health facilities are accessible for those in need. | ++ | MT | M | L | T | Can be indirectly linked to air quality and sustainable transport to increase accessibility options through public transport while indirectly decreasing emissions. |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | ++ | MT | M | L | T | A key part of this policy is provision of parks, open spaces, play areas and allotments |
| Ensure that increasing population in the district has a low impact on its sustainability | + | MT | M | L | P | Policy supports development of an appropriate scale that is likely to bring various economic and social benefits. |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | 0 | | | | | |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | 0 | | | | | Consider indirect link to strengthening public transport to reduce emissions and improve health. |
| Improve roadside air quality/ reduce traffic emissions | + | MT | M | L | T | Sustainable transport is a feature of this policy |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | MT | M | L | P | Facilities will be appropriate to the nature and scale of the local community and loss of existing buildings resisted. |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | + | MT | M | L | P | Assuming some of the open spaces to be included in the greenspace network will be PDL, positive score assigned. New facilities should be guided by appropriate urban |

| CP5: Social Inclusion and Healthy Living | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
| | | | | | | design principles and establish good public realm, particularly near town centres. Consider improvements to the canal network to improve the greenspace network. |
| Tackle lack of public transport in rural and urban areas. | + | MT | M | L | P | Sustainable transport is a feature of this policy |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | 0 | | | | | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | 0 | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | + | MT | M | L | T | Policy measures that protect and enhance social inclusion, such as respecting multi-cultural faith should be considered. |
| Promote good design in new developments to reduce crime and fear of crime. | 0 | | | | | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | 0 | | | | | |
| Enhance the town centres in order to protect and improve their vitality. | + | MT | M | L | P | Many services may be located in the town centre or connected to the town centre, therefore indirectly contributing to its economy |
| To protect and, where possible, enhance the historic environment | + | MT | M | L | P | Cultural facilities will be protected under this policy |

| CP6: Housing Land | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ?/ - | LT | M | R | T | <p>Policy should describe that development sites will not be chosen if they are likely to have a significant effect on wildlife. However reference to relate CP6 with other CS policies and resisting residential development in green belt may have an indirect positive impact on biodiversity. Ecological enhancements should be encouraged for most sites but urban extensions of the scale described could have a negative overall impact, for example, by habitat fragmentation and loss. In the absence of an explicit statement on protection or enhancement of biodiversity outside of Cannock Chase SAC, the effect is uncertain/ negative.</p> <p>Negative effects could be minimised by using ecological surveys of all greenfield and brownfield land earmarked for development and providing compensatory habitat, if necessary, elsewhere. EIAs and ecology surveys would inform the need for mitigation.</p> |
| Ensure health facilities are accessible for those in need. | + | MT | M | L | T | Policy will be consistent with the Strategic Approach that supports good accessibility |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | ? | LT | M | L | T | |
| Ensure that increasing population in the district has a low impact on its sustainability | - | MT | M | R | T | The policy should state that development should not have a significant impact on the environment in terms of visual amenity, wildlife and flood-risk. |

| CP6: Housing Land | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | MT | M | R | T | Increased water demand will occur with increased housing provision therefore the policy should suggest a mechanism to ensure that future demand does not exceed environmental capacity of the resource base. |
| Reduce Nitrate levels in the Districts rivers | ? | MT | M | R | T | |
| Understand and adapt to the effects of Climate Change – including flooding | ? | MT | M | R | T | The policy should make reference to increased demand and implications of climate change due to increased population. Refer to CP16. |
| Improve roadside air quality/ reduce traffic emissions | + | MT | M | R | T | Policy specifies its accordance with sustainable development principles identified in PPS1. |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | ? | LT | M | N | P | Linking this Policy is likely to address this issue an explicit reference to Policy CP16 will reduce its uncertainty. |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | ? | MT | M | L | T | Policy specifies its accordance with sustainable development principles identified in PPS1. |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | + | LT | H | L | P | Maximise opportunities for creating wildlife corridors and walking and cycling through green space. |
| Tackle lack of public transport in rural and urban areas. | ? | MT | M | R | T | Ensure development is located near to public transport hubs |

| CP6: Housing Land | | | | | | |
|--|--|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
| | To ensure everyone has a decent and affordable home. | + | | | | |
| Ensure sustainable design and construction of all new developments. | ? | | | | | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | MT | M | L | T | New developments should adopt Sustainable Construction methods (overall project rather than individual buildings) and be located to maximise re-use and recycling in design and minimise vehicle trips and length. |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | MT | M | L | T | Ensure new housing developments have good access to educational facilities and will not put undue pressure on existing resources |
| Promote good design in new developments to reduce crime and fear of crime. | ? | 0 | 0 | 0 | 0 | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | + | 0 | 0 | 0 | 0 | |
| Enhance the town centres in order to protect and improve their vitality. | + | MT | M | L | T | Policy specifies its accordance with sustainable development principles identified in PPS1. |
| To protect and, where possible, enhance the historic environment | ? | MT | M | L | P | Ensure housing land locations take into account local historic assets and do not diminish their value or setting. Developer contributions could help to enhance historic sites. |

CP7: Housing Choice

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| | | | | | | |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ? | LT | M | L | T | Increasing housing density will put less pressure on land resources and areas of wildlife value |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | 0 | | | | | |
| Ensure that increasing population in the district has a low impact on its sustainability | ? | LT | M | L | T | Cross reference to CP10 and CP16 must be emphasised. Refer to CP4. |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | 0 | | | | | |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | ? | | | | | Cross reference to CP16 |
| Improve roadside air quality/ reduce traffic emissions | 0 | | | | | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | ? | LT | M | L | P | Ensure housing is sympathetic to its local environment |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ? | | | | | Maximise opportunities for creating wildlife corridors and walking and cycling through green space. |
| Tackle lack of public transport in rural and urban areas. | 0 | | | | | |
| To ensure everyone has a decent and affordable home. | ++ | MT | M | R | T | |

CP7: Housing Choice

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| Ensure sustainable design and construction of all new developments. | ? | LT | M | L | T | Refer to PPS1 |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | MT | M | L | T | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | ? | LT | M | L | T | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | 0 | | | | | |
| Enhance the town centres in order to protect and improve their vitality. | + | MT | M | L | T | Balancing housing markets and increasing affordable housing should indirectly help to improve the vitality of town centres |
| To protect and, where possible, enhance the historic environment | ? | LT | M | L | P | Ensure housing enhances the historic environment rather than diminishes it |

| CP8: Employment Land | | | | | | |
|--|--------------|-----------|------------|-------|------------|---|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ? | LT | M | R | T | CP8 includes delivery of new and redeveloped employment land. Therefore it is uncertain to what extent biodiversity may be impacted from the detail provided in the policy. The policy should describe that development sites will not be chosen if they are likely to have a significant effect on wildlife. |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | ? | | | | | |
| Ensure that increasing population in the district has a low impact on its sustainability | - | | | | | The cumulative impact of all employment land development in the district could impact on various environmental resources, for example by larger waste generation and increased water usage |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | | | | | |
| Reduce Nitrate levels in the Districts rivers | ? | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | ? | | | | | Future employment needs (i.e. expansion or contraction of area size and location) should be considered and location decisions should take into account known flood risk areas, PPS25 and latest UK CIP09 |
| Improve roadside air quality/ reduce traffic emissions | + | LT | M | R | T | Ensure locations maximise opportunities for walking and cycling and public transport, minimise journey to work length and are balanced against housing plans. Also ensure good provision of amenities and services near to employment land. Refer to CP10. Sustainable transport |

CP8: Employment Land

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| | | | | | | links are mentioned in policy wording. |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | ? | LT | M | N | P | Future employment buildings should be encouraged to adopt renewable energy generation – link with CP16 |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | ? | LT | M | R | T | Ensure employment land sites are in keeping with local landscape and townscape |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ? | LT | M | R | P | Uncertain impacts related to green space |
| Tackle lack of public transport in rural and urban areas. | + | | | | | |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | ? | | | | | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | ? | | | | | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | ++ | LT | M | R | T | |
| Enhance the town centres in order to protect and improve their vitality. | ? | LT | M | L | T | |
| To protect and, where possible, enhance the historic | ? | LT | M | L | P | Ensure employment land locations take into account local |

| CP8: Employment Land | | | | | | |
|----------------------|--------------|-----------|------------|-------|------------|---|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
| environment | | | | | | historic assets and do not diminish their value or setting. Developer contributions could help to enhance historic sites. |

CP9: A Balanced Economy

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary /mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ? | LT | M | L | T | Policy should describe that development sites will not be chosen if they are likely to have a significant effect on wildlife. Refer to CP12. |
| Ensure health facilities are accessible for those in need. | + | LT | M | L | P | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | 0 | | | | | |
| Ensure that increasing population in the district has a low impact on its sustainability | 0 | | | | | |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | 0 | | | | | |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | 0 | | | | | |
| Improve roadside air quality/ reduce traffic emissions | + | LT | M | L | T | Policy specifies sustainable and co-ordinated transport links, safe pedestrian routes and appropriately located live/ work units |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | ? | LT | M | L | T | Design of new employment buildings may interfere with existing urban grain and townscape. With no information on how this will be addressed, uncertain score assigned. |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ? | LT | M | R | P | The approach to new employment sites is unknown. It is recommended that the existing land resources are |

CP9: A Balanced Economy

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary /mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| | | | | | | prioritised over green field ones. |
| Tackle lack of public transport in rural and urban areas. | ? | LT | M | L | T | Uncertain impact on public transport in areas where no new employment provision |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | 0 | | | | | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | 0 | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | 0 | | | | | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | ++ | LT | M | L | T | |
| Enhance the town centres in order to protect and improve their vitality. | + | LT | M | L | T | |
| To protect and, where possible, enhance the historic environment | ? | LT | M | L | P | Recognise the social and economic importance of historic heritage to Cannock Chase. Developer contributions could help to enhance historic sites. |

CP10: Sustainable Transport

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary /mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | + | LT | M | R | T | |
| Ensure health facilities are accessible for those in need. | + | MT | M | R | P | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | ++ | LT | M | L | T | Recreational areas and open space are a key part of the policy for walking |
| Ensure that increasing population in the district has a low impact on its sustainability | + | MT | M | R | P | |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | 0 | | | | | |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | + | ST | M | R | T | Use of Sustainable Drainage Systems wherever possible, indirect link to reducing climate change impacts can be made with CP16 |
| Improve roadside air quality/ reduce traffic emissions | + | LT | M | R | P | In addition to improvements to cyclist facilities, policy should encourage employers to promote sustainable transport, such as green travel plans, car pools etc. Refer to locating housing and employment land in locations designed to minimise private vehicle usage |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | ? | LT | M | R | P | Uncertain where new transport systems will go at this time. |

| CP10: Sustainable Transport | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary /mitigation |
| | | | | | | |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | + | LT | M | R | T | Policy intends to improve green space network in accordance with CP5. It should prioritise development of previously used land, wherever practicable |
| Tackle lack of public transport in rural and urban areas. | ++ | MT | M | L | P | |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | 0 | | | | | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | LT | M | L | P | Refer to locating housing and employment land in locations designed to maximise recycling/re-use and minimise private vehicle usage |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | 0 | | | | | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | 0 | | | | | |
| Enhance the town centres in order to protect and improve their vitality. | + | MT | M | L | T | |
| To protect and, where possible, enhance the historic environment | ? | LT | M | L | P | Ensure transport infrastructure takes into account local historic assets and does not diminish their value or setting. Developer contributions could help to enhance historic sites. |

CP11: Centres Hierarchy

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary /mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| | | | | | | |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ? | | | | | It is uncertain to what extent out of town or urban fringe developments may emerge under this hierarchy and impact the SA objective. |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | 0 | | | | | |
| Ensure that increasing population in the district has a low impact on its sustainability | 0 | | | | | |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | 0 | | | | | |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | 0 | | | | | |
| Improve roadside air quality/ reduce traffic emissions | ? | MT | M | R | T | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | LT | M | L | T | Refer to policies CP12 and CP14 |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ? | LT | M | L | T | Objective cannot be assessed at this stage |
| Tackle lack of public transport in rural and urban areas. | 0 | | | | | |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |

| CP11: Centres Hierarchy | | | | | | |
|--|--------------|-----------|------------|-------|------------|------------------------|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary /mitigation |
| | | | | | | |
| Ensure sustainable design and construction of all new developments. | 0 | | | | | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | 0 | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | + | LT | M | L | T | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | ++ | LT | M | R | T | |
| Enhance the town centres in order to protect and improve their vitality. | ++ | LT | M | L | T | |
| To protect and, where possible, enhance the historic environment | 0 | | | | | |

| CP12: Biodiversity and Geodiversity | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary /mitigation |
| | | | | | | |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ++ | MT | H | R | T | Through this policy the District is likely to protect green spaces in the urban area. Enhancement should include creation of network of areas of biodiversity interest, without causing any habitat fragmentation. |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | + | LT | M | L | T | The Green Space Network will allow opportunities for recreation |
| Ensure that increasing population in the district has a low impact on its sustainability | + | MT | H | R | T | Strengthening public transport linkages along green spaces between the town centres and other parts of the District will have positive effects |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | 0 | | | | | |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | + | MT | M | R | T | Biodiversity enhancements may have positive impact on reducing factors causing climate change and may help in adaptation, such as creating flood storage spaces |
| Improve roadside air quality/ reduce traffic emissions | + | MT | M | R | T | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | ++ | MT | H | R | T | |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ++ | MT | M | R | T | |

| CP12: Biodiversity and Geodiversity | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary /mitigation |
| | | | | | | |
| Tackle lack of public transport in rural and urban areas. | 0 | | | | | |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | 0 | | | | | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | 0 | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | 0 | | | | | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | 0 | | | | | |
| Enhance the town centres in order to protect and improve their vitality. | + | MT | M | L | P | Positive enhancements to biodiversity and landscape, and regeneration of derelict land will create attractive spaces that may improve inward investments |
| To protect and, where possible, enhance the historic environment | + | LT | M | L | P | Ensure landscape and biodiversity protection also takes into account local historic assets and does not diminish their value or setting. Developer contributions are likely to help to enhance historic sites. |

| CP13: Cannock Chase Special Area of Conservation (SAC) | | | | | | |
|--|--------------|-----------|------------|-------|------------|---|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | + | ST | M | R | T | Policy looks to protect the SAC, however makes no reference to enhancement. Policy must press on the need for developments to make reference to Appropriate Assessments |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | ++ | LT | M | R | T | Provision of alternative open space outside of SAC is stipulated in this policy |
| Ensure that increasing population in the district has a low impact on its sustainability | + | MT | M | R | T | |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | 0 | | | | | |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | 0 | | | | | |
| Improve roadside air quality/ reduce traffic emissions | 0 | | | | | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | | | | | By protecting features of the SAC, the policy will make an indirect contribution to maintain landscape character of the SAC part of Cannock Chase |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | 0 | | | | | |

| CP13: Cannock Chase Special Area of Conservation (SAC) | | | | | | |
|--|--------------|-----------|------------|-------|------------|-----------------------|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
| Tackle lack of public transport in rural and urban areas. | 0 | | | | | |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | 0 | | | | | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | 0 | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | 0 | | | | | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | 0 | | | | | |
| Enhance the town centres in order to protect and improve their vitality. | 0 | | | | | |
| To protect and, where possible, enhance the historic environment | 0 | | | | | |

| CP14: Landscape Character and Cannock Chase Area of Outstanding Natural Beauty | | | | | | |
|--|--------------|-----------|------------|-------|------------|---|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
| | | | | | | |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | + | MT | M | L&R | T | The policy discusses how any development in or around the AONB will be treated. However implementation and monitoring of these plans in relation to the AONB will be a challenge, and appropriate measures should be in place to guide the development and to monitor its impact. |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | ? | LT | M | L | T | |
| Ensure that increasing population in the district has a low impact on its sustainability | ? | LT | M | R | T | Assessment of the policy against this objective on how human intervention will not affect AONB and its sustainability is subject to details, therefore uncertain impact at this stage |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | LT | M | R | T | Impact for this may be assessed only with further information and details on all measures for abstraction management in accordance with AONB Management. |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | 0 | | | | | |
| Improve roadside air quality/ reduce traffic emissions | ? | LT | M | R | T | Uncertainty in terms of reducing visitor journeys by car as per AONB management plan |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | LT | M | L | P | The Landscape Character Assessment and Historic Environment Character Assessment will inform development decision-making process. |

| CP14: Landscape Character and Cannock Chase Area of Outstanding Natural Beauty | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
| | | | | | | |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | 0 | | | | | |
| Tackle lack of public transport in rural and urban areas. | 0 | | | | | |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | 0 | | | | | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | 0 | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | 0 | | | | | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | 0 | | | | | |
| Enhance the town centres in order to protect and improve their vitality. | 0 | | | | | |
| To protect and, where possible, enhance the historic environment | + | LT | M | L | P | The Historic Environment Character Assessment will inform development decision-making process. |

| CP15: Historic Environment | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | + | MT | H | R/L | T | Provision of access to historic assets by strengthening Green Infrastructure is positive, however such access should not lead to disintegration of existing habitats in and around the historic assets |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | ? | LT | M | L | T | |
| Ensure that increasing population in the district has a low impact on its sustainability | + | MT | H | L | T | |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | 0 | | | | | |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | 0 | | | | | |
| Improve roadside air quality/ reduce traffic emissions | 0 | | | | | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | MT | H | R | T | |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | + | LT | M | R/L | P | |

| CP15: Historic Environment | | | | | | |
|--|--------------|-----------|------------|-------|------------|---|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
| Tackle lack of public transport in rural and urban areas. | 0 | | | | | |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | 0 | | | | | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | 0 | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | 0 | | | | | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | + | MT | M | L | P | Improvements to listed buildings, or conservation areas, may help increase inward investments, thus act as a catalyst to economic regeneration |
| Enhance the town centres in order to protect and improve their vitality. | + | MT | M | L | T | |
| To protect and, where possible, enhance the historic environment | ++ | LT | M | L | P | The Historic Environment Character Assessment will inform development decision-making process and all sites and settings will be safeguarded. A new Conservation Area is also being considered. |

| CP16: Climate change and sustainable resource use | | | | | | |
|--|--------------|-----------|------------|-------|------------|--|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Recommended/mitigation |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | + | L | M | R/L | P | |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | 0 | | | | | |
| Ensure that increasing population in the district has a low impact on its sustainability | + | L | M | R/L | P | |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | + | L | M | R/L | P | A positive impact is envisaged as sustainable construction methods such as CfSH incorporate an element of water efficiency. However, more wording could be included on reducing abstraction needs in relation to water conservation standards. |
| Reduce Nitrate levels in the Districts rivers | ? | | | | | Uncertainty as can not be assessed at this stage |
| Understand and adapt to the effects of Climate Change – including flooding | + | MT | M | R | P | Policy could also refer to adapting to climate change impacts other than flooding, e.g. storminess, temperature change. Policy could also refer to flooding from non-fluvial sources, e.g. rainfall and surface drainage. |
| Improve roadside air quality/ reduce traffic emissions | 0 | | | | | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | + | L | M | R/L | P | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | ? | LT | M | L | T | The impact of renewable energy installations or sustainably constructed buildings on townscape is unknown. Recommend reference to best practice guidance to inform future policy and cross reference CP10, CP14 and CP15. |

| CP16: Climate change and sustainable resource use | | | | | | |
|--|--------------|-----------|------------|-------|------------|---|
| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Recommended/mitigation |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | 0 | | | | | |
| Tackle lack of public transport in rural and urban areas. | 0 | | | | | |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | ++ | MT | H | R | T | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ++ | MT | H | R | T | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | 0 | | | | | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | 0 | | | | | |
| Enhance the town centres in order to protect and improve their vitality. | + | MT | M | L | P | |
| To protect and, where possible, enhance the historic environment | ? | LT | M | L | P | The impact of renewable energy installations or sustainably constructed buildings on historic assets is unknown. Recommend reference to best practice guidance to inform future policy and cross reference CP14 and CP15. |

**Area implications:
Cannock, Hednesford and Heath Hayes**

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ? | MT | M | L | T | Green open spaces will be protected but specific development sites may need avoidance/ mitigation measures to protect biodiversity. Refer to CP12 |
| Ensure health facilities are accessible for those in need. | + | MT | M | L | T | High density development (Cannock) and growth in importance of town centres should allow a large central population to access health facilities |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | + | MT | M | L | T | Provision of well maintained open space is stipulated. |
| Ensure that increasing population in the district has a low impact on its sustainability | ? | MT | M | L | T | Most environmental and social issues are progressed but use of greenbelt land needs to be carefully controlled. Additional housing may have recreation impacts on the AONB/SAC |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | MT | M | L | T | Include reference to implications of providing employment and housing land for water abstraction in the region, taking into account climate change predictions. Refer to CP16. |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | ? | | | | | In conjunction with CP16 on Climate Change Adaptation, negative effects of potential flooding may be mitigated, however include reference to non-fluvial flood risk and extreme weather events |
| Improve roadside air quality/ reduce traffic emissions | ? | MT | M | L | T | Sustainable transport options are promoted. Supporting infrastructure and/or funding will need to be provided where not already in existence. Implications of new road building, e.g. Winchester Road extension are uncertain. |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | ? | LT | M | | T | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | MT | M | L | T | Green open spaces and parks will be protected. High density development will require less land take. |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | + | MT | M | L | T | Network of green space will be protected alike the Cannock Area implication |
| Tackle lack of public transport in rural and urban areas. | + | MT | M | L | T | More detail on public transport improvements needed. Cross reference CP10. |
| To ensure everyone has a decent and affordable home. | + | MT | M | R | T | Housing proposals will help meet part of the District's affordable housing target |
| Ensure sustainable design and construction of all new developments. | + | MT | M | L | T | Cumulative positive impact in conjunction with CP3 and CP16. |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | LT | M | L | P | Refer to locating housing and employment land in locations designed to maximise recycling/re-use and minimise private vehicle usage |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | ? | MT | M | L | T | Cross reference CP4 and acknowledge importance of educational facilities to the district |
| Promote good design in new developments to reduce crime and fear of crime. | ? | MT | M | L | T | Refer to need for 'design out' crime wherever possible |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | + | MT | M | L | T | Assessment assumes existing employment sites to be protected |
| Enhance the town centres in order to protect and improve their vitality. | ++ | MT | M | L | T | Continued growth of main centres will help to maintain their economies and vitality |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| To protect and, where possible, enhance the historic environment | + | LT | M | L | P | Various measures in place to protect the historic environment, including Cannock town centre Conservation Area Appraisal, Management Plans for Conservation Areas, Extensive Urban Survey and Historic Environment and Landscape Character Assessments. |

Rugeley and Brereton

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|---|--------------|-----------|------------|-------|------------|--|
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | - | MT | M | L | T | Ensure increased housing provision and associated infrastructure does not lead to increased recreational pressure on sensitive areas, such as Cannock Chase SAC |
| Ensure health facilities are accessible for those in need. | + | MT | M | L | T | High density development (Rugeley) and growth in importance of town centres should allow a large central population to access health facilities |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | + | MT | M | L | T | Open spaces including the canal network are a priority. |
| Ensure that increasing population in the district has a low impact on its sustainability | ? | MT | M | L | T | Most environmental and social issues are progressed but additional housing may have recreation impacts on the AONB/SAC. |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | MT | M | L | T | Include reference to implications of providing employment and housing land for water abstraction in the region, taking into account climate change predictions. Cross reference CP16 |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | + | MT | M | L/R | P | Cross reference CP16 |
| Improve roadside air quality/ reduce traffic emissions | ? | MT | M | L | T | Ensure new development areas, e.g. housing, are well served by sustainable transport modes. Employment and housing provision should be balanced in order to minimise commuting distances |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | ? | MT | M | L | T | |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | MT | M | L | T | Landscape enhancement measures are proposed, e.g. wooded estates south-west of Rugeley |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | + | MT | M | L | T | Currently there is no reference to prioritising brown-field land of decontaminating development sites |
| Tackle lack of public transport in rural and urban areas. | + | MT | M | L | T | |
| To ensure everyone has a decent and affordable home. | + | MT | M | R | T | |
| Ensure sustainable design and construction of all new developments. | + | MT | M | L/R | T | Cumulative positive impact in conjunction with CP2 and CP14. |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | MT | M | L | T | Refer to locating housing and employment land in locations designed to maximise recycling/re-use and minimise private vehicle usage |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required | + | MT | M | L | T | Improved training opportunities linked to new employment |
| Promote good design in new developments to reduce crime and fear of crime. | ? | MT | M | L | T | Refer to need for 'design out' crime wherever possible |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | + | MT | M | L | T | Assessment assumes existing employment sites to be protected |
| Enhance the town centres in order to protect and improve their vitality. | + | MT | M | | T | Continued growth of main centres will help to maintain their economies and vitality |
| To protect and, where possible, enhance the historic environment | + | LT | M | L | P | Various measures in place to protect the historic environment, including through Rugeley Town Centre Area Action Plan, Management Plans for Conservation Areas, |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--------------|--------------|-----------|------------|-------|------------|--|
| | | | | | | Extensive Urban Survey for Rugeley and Historic Environment and Landscape Character Assessments. |

Norton Canes

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ? | MT | M | L | T | Expanding Norton Canes and providing new employment land needs to take into account local biodiversity |
| Ensure health facilities are accessible for those in need. | ? | MT | M | L | T | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | + | MT | M | L | T | The Green Space Network should progress this SA objective |
| Ensure that increasing population in the district has a low impact on its sustainability | ? | MT | M | L | T | Most environmental and social issues are progressed but use of greenbelt land needs to be carefully controlled |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | MT | M | L | T | Include reference to implications of providing employment and housing land for water abstraction in the region, taking into account climate change predictions |
| Reduce Nitrate levels in the Districts rivers | 0 | | | L | | |
| Understand and adapt to the effects of Climate Change – including flooding | ? | MT | M | L | T | Include reference to different types of flood risk and extreme weather events |
| Improve roadside air quality/ reduce traffic emissions | + | MT | M | L | T | Sustainable transport options are promoted. Supporting infrastructure and/or funding will need to be provided where not already in existence. |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | ? | MT | M | | T | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | MT | M | L | T | |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ? | MT | M | L | P | It is unclear how new development will use any potential brown-field land for development |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| Tackle lack of public transport in rural and urban areas. | - | MT | M | L | T | Sustainable transport methods encouraged but no reference made to locations |
| To ensure everyone has a decent and affordable home. | + | MT | M | L/R | T | |
| Ensure sustainable design and construction of all new developments. | + | MT | M | L/R | T | Cumulative positive impact in conjunction with CP2 and CP14. |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | MT | M | L | T | Refer to locating housing and employment land in locations designed to maximise recycling/re-use and minimise private vehicle usage |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | ? | MT | M | L | T | Improved training opportunities need to be linked to new employment |
| Promote good design in new developments to reduce crime and fear of crime. | ? | MT | M | L | T | Refer to need for 'design out' crime wherever possible |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | + | MT | M | L | T | Assessment assumes existing employment sites to be protected |
| Enhance the town centres in order to protect and improve their vitality. | ++ | MT | M | L | T | Continued growth of Norton Canes will help to maintain its economy |
| To protect and, where possible, enhance the historic environment | + | LT | M | L | P | The Historic Environment and Landscape Character Assessments should help to preserve or enhance historic assets associated with new development. |

Cannock Chase AONB and the Rural North (including Rawsley, Hazelslade, Prospect Village, Cannock Wood and Slitting Mill)

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| | | | | | | |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | + | MT | M | L | T | Rural sites generally protected from development. Appropriate Assessment for Cannock Chase SAC proposes mitigation |
| Ensure health facilities are accessible for those in need. | + | MT | M | L | T | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | ? | MT | M | L | T | Alternative green space outside of the AONB and Green Belt will need to be found. |
| Ensure that increasing population in the district has a low impact on its sustainability | + | MT | M | L | T | No significant change from existing situation |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | MT | M | L | T | Include reference to sustainable water resource management |
| Reduce Nitrate levels in the Districts rivers | ? | MT | M | L | T | Include reference to reducing nitrate pollution |
| Understand and adapt to the effects of Climate Change – including flooding | + | MT | M | L | T | Sustainable construction and protecting natural resources are included in this area implication. |
| Improve roadside air quality/ reduce traffic emissions | ++ | MT | M | L | T | Improved local service provision and remote working/ live/work initiatives should progress this SA objective. |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | MT | M | L | T | AONB Management Plan and local Historic Environment Character Assessment will help to preserve or enhance landscape and townscape. |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ? | MT | M | L | T | |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/ mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| Tackle lack of public transport in rural and urban areas. | - | MT | M | L | T | No clearly defined plan to improve public transport other than reference to demand responsive transport links. |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | ? | MT | M | L | T | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | MT | M | L | T | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | ? | MT | M | L | T | |
| Promote good design in new developments to reduce crime and fear of crime. | ? | MT | M | L | T | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | + | MT | M | L | T | |
| Enhance the town centres in order to protect and improve their vitality. | 0 | | | | | |
| To protect and, where possible, enhance the historic environment | + | LT | M | L | P | The AONB Management Plan, Historic Environment and Landscape Character Assessments should help to preserve or enhance historic assets associated with new development. |

The Rural South

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ? | MT | M | R | T | Greenbelt incursions and employment provision should be done to avoid harmful impacts on biodiversity – especially along A5/A6 toll road network. |
| Ensure health facilities are accessible for those in need. | + | MT | M | R | T | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | + | MT | M | L | T | Open space is promoted. |
| Ensure that increasing population in the district has a low impact on its sustainability | ? | MT | M | R | T | Include specific references to ensure increased housing provision will not affect biodiversity, the farming community, service provision etc |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | MT | M | R | T | Include reference to sustainable water resource management |
| Reduce Nitrate levels in the Districts rivers | ? | MT | M | R | T | |
| Understand and adapt to the effects of Climate Change – including flooding | ? | MT | M | R | T | Sustainable construction and protecting natural resources are included in this area implication. |
| Improve roadside air quality/ reduce traffic emissions | - | MT | M | R | T | Expansion of housing and employment in south may add to existing pressure on transport infrastructure. More information needed on sustainable alternatives to private vehicle usage in this area of the district. |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | - | MT | M | R | T | More information needed on measures to protect townscape and historic environment. Appropriate Assessments will help to mitigate landscape impacts. Green belt is also under threat from employment provision |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| | | | | | | between Cannock and Norton Canes. |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | + | MT | M | R | T | |
| Tackle lack of public transport in rural and urban areas. | + | MT | M | R | T | |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | ? | MT | M | R | T | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | MT | M | R | T | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | ? | MT | M | R | T | |
| Promote good design in new developments to reduce crime and fear of crime. | ? | MT | M | R | T | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | + | MT | M | R | T | |
| Enhance the town centres in order to protect and improve their vitality. | 0 | | | | | |
| To protect and, where possible, enhance the historic environment | - | MT | M | R | T | More information needed on measures to protect townscape and historic environment. Appropriate Assessments will help to mitigate landscape impacts. |

Core Strategy Objectives

Objective 1: Promote pride in attractive, safe, local communities

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ? | MT | M | R | T | |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | 0 | | | | | |
| Ensure that increasing population in the district has a low impact on its sustainability | ? | MT | M | R | T | |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | 0 | | | | | |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | ? | MT | M | R | T | |
| Improve roadside air quality/ reduce traffic emissions | 0 | | | | | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | MT | M | R | T | Environmental quality of public spaces will be improved |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ? | MT | M | R | T | |
| Tackle lack of public transport in rural and urban areas. | ? | MT | M | R | T | |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | + | MT | M | R | T | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | 0 | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | ? | MT | M | R | T | |
| Promote good design in new developments to reduce crime and fear of crime. | ++ | MT | M | R | T | A primary aim of this policy is to minimise opportunities for crime |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | 0 | | | | | |
| Enhance the town centres in order to protect and improve their vitality. | ++ | MT | M | R | T | |
| To protect and, where possible, enhance the historic environment | ? | MT | M | R | T | |

Objective 2: Create healthy living opportunities across the district

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--------------|--------------|-----------|------------|-------|------------|-----------------------|
|--------------|--------------|-----------|------------|-------|------------|-----------------------|

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | - | MT | M | R | T | Increased leisure use of canal could have impacts on biodiversity, in particular the Cannock Extension Canal SAC |
| Ensure health facilities are accessible for those in need. | ++ | MT | M | R | T | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | ++ | MT | M | L | T | Open space is listed as a priority under this objective. |
| Ensure that increasing population in the district has a low impact on its sustainability | ? | MT | M | R | T | |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | 0 | | | | | |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | ? | MT | M | R | T | |
| Improve roadside air quality/ reduce traffic emissions | + | MT | M | R | T | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | ? | MT | M | R | T | |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | + | MT | M | R | T | |
| Tackle lack of public transport in rural and urban areas. | ? | MT | M | R | T | |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | ? | MT | M | R | T | |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | 0 | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | ? | MT | M | R | T | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | + | MT | M | R | T | |
| Enhance the town centres in order to protect and improve their vitality. | ++ | MT | M | R | T | |
| To protect and, where possible, enhance the historic environment | ? | MT | M | R | T | New developments under this objective should avoid areas of historic interest or enhance where appropriate |

Objective 3: Provide for housing choice

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | - | MT | M | R | T | There may be impacts on green field land biodiversity. Additionally development close to an AONB may have negative impacts, but the assessment acknowledges that |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| | | | | | | CP12 and CP14 may reduce this impact. |
| Ensure health facilities are accessible for those in need. | + | MT | M | R | T | Housing will be in locations that meet need and demand |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | ? | MT | M | L | T | |
| Ensure that increasing population in the district has a low impact on its sustainability | - | MT | M | R | T | Further housing development, particularly on urban extensions will have negative implication on environmental resources, such as water and on air quality through increased traffic. Equally, it is likely to have beneficial social impacts through housing and facilities provision. Although social impact may be good negative effect on environmental aspects are certain therefore negative score |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | MT | M | R | T | There is a risk that increased housing will put increasing pressure on water supplies in the region. Consult with Environment Agency to ascertain where development would have least impact on water resources |
| Reduce Nitrate levels in the Districts rivers | ? | MT | M | R | T | New developments on former agricultural land should bear in mind potential pollution to water sources. |
| Understand and adapt to the effects of Climate Change – including flooding | ? | MT | M | R | T | |
| Improve roadside air quality/ reduce traffic emissions | + | MT | M | R | T | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | ? | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | ? | MT | M | R | T | The use of brown-field land should be more explicitly mentioned. |
| Increase the Greenspace Network through the use of | + | MT | M | R | T | |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| derelict land, involving the decontamination of land | | | | | | |
| Tackle lack of public transport in rural and urban areas. | ? | MT | M | R | T | |
| To ensure everyone has a decent and affordable home. | + | MT | M | R | T | |
| Ensure sustainable design and construction of all new developments. | ? | MT | M | R | T | Ensure new neighbourhoods use sustainable design methods, e.g. Sustainable Urban Drainage Systems etc Refer to Objective 8 in objective wording. |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | ? | MT | M | R | T | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | 0 | MT | M | R | T | |
| Enhance the town centres in order to protect and improve their vitality. | + | MT | M | R | T | |
| To protect and, where possible, enhance the historic environment | ? | MT | M | R | T | New housing developments under this objective should avoid areas of historic interest or enhance where appropriate |

Objective 4: Encourage a vibrant local economy and workforce

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|---|--------------|-----------|------------|-------|------------|---|
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ? | | | | | |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | ? | MT | M | L | T | |
| Ensure that increasing population in the district has a low impact on its sustainability | - | MT | M | R | T | Increasing demand for employment land could put pressure on various environmental resources |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | MT | M | R | T | There is a risk that increased employment land in the district will put increasing pressure on water supplies in the region. Consult with Environment Agency to ascertain where development would have least impact on water resources |
| Reduce Nitrate levels in the Districts rivers | ? | MT | M | R | T | New developments on former agricultural land should bear in mind potential pollution to water sources. |
| Understand and adapt to the effects of Climate Change – including flooding | ? | MT | M | R | T | |
| Improve roadside air quality/ reduce traffic emissions | + | MT | M | R | T | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | ? | | | | | |
| Protect, enhance and manage character and quality of the | ? | MT | M | R | T | The use of brown-field land should be more explicitly |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | | | | | | mentioned. |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ? | MT | M | R | T | |
| Tackle lack of public transport in rural and urban areas. | + | MT | M | R | T | |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | ? | MT | M | R | T | Refer to Objective 8 in objective wording. |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | ? | MT | M | R | T | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | ++ | MT | M | R | T | |
| Enhance the town centres in order to protect and improve their vitality. | ? | MT | M | R | T | Employment sites should be located near to urban centres wherever possible in order to keep town centres shops and services viable |
| To protect and, where possible, enhance the historic environment | ? | MT | M | R | T | New employment developments under this objective should avoid areas of historic interest or enhance where appropriate |

Objective 5: Sustainable Transport Infrastructure

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|---|--------------|-----------|------------|-------|------------|---|
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ? | MT | M | R | T | The use of brown-field land should be more explicitly mentioned. There may be impacts on green or brown field land biodiversity if new infrastructure is built. |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | + | MT | M | L | T | |
| Ensure that increasing population in the district has a low impact on its sustainability | + | MT | M | R | T | |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | ? | MT | M | R | T | Consult with Environment Agency to ascertain where transport infrastructure development would have least impact on water resources |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | ? | MT | M | R | T | Ensure Sustainable Drainage Systems are employed in new and existing highways. Consider permeable surfaces wherever possible. Ensure transport networks are adapted to high temperatures and extreme weather expected with future climate change. |
| Improve roadside air quality/ reduce traffic emissions | + | MT | M | R | T | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the | ? | MT | M | R | T | The use of brown-field land should be more explicitly |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary/mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | | | | | | mentioned. |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ? | MT | M | R | T | |
| Tackle lack of public transport in rural and urban areas. | + | MT | M | R | T | Improvements to Chase line rail service and other public transport should progress this objective |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | ? | MT | M | R | T | Refer to Objective 8 in objective wording. |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ? | | | | | New infrastructure should ensure any construction waste is recycle wherever possible |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | ? | MT | M | R | T | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | + | MT | M | R | T | By providing improved transport links existing employment sites may indirectly benefit. |
| Enhance the town centres in order to protect and improve their vitality. | + | MT | M | R | T | By providing improved transport links existing employment sites may indirectly benefit. |
| To protect and, where possible, enhance the historic environment | ? | MT | M | R | T | New infrastructure developments under this objective should avoid areas of historic interest or enhance where appropriate |

Objective 6: Create Attractive Town Centres

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary /mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| | | | | | | |
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | 0 | | | | | |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | 0 | | | | | |
| Ensure that increasing population in the district has a low impact on its sustainability | 0 | | | | | |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | 0 | | | | | |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | 0 | | | | | |
| Improve roadside air quality/ reduce traffic emissions | ? | MT | M | R | T | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | + | LT | M | L | T | Refer to policies CP12 and CP14 |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | ? | LT | M | L | T | Objective cannot be assessed at this stage |
| Tackle lack of public transport in rural and urban areas. | 0 | | | | | |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary /mitigation |
|--|--------------|-----------|------------|-------|------------|------------------------|
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | 0 | | | | | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | 0 | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | + | LT | M | L | T | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | ++ | LT | M | R | T | |
| Enhance the town centres in order to protect and improve their vitality. | ++ | LT | M | L | T | |
| To protect and, where possible, enhance the historic environment | 0 | | | | | |

Objective 7: Provide well managed and appreciated environments

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary /mitigation |
|--|--------------|-----------|------------|-------|------------|---|
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | ++ | MT | H | R | T | Through this objective the District is likely to protect green spaces in the urban area. Linking habitats and habitat creation is also specified. |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | + | MT | M | L | T | |
| Ensure that increasing population in the district has a low impact on its sustainability | + | MT | H | R | T | Strengthening public transport linkages along green spaces between the town centres and other parts of the District will have positive effects |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | 0 | | | | | |
| Reduce Nitrate levels in the Districts rivers | 0 | | | | | |
| Understand and adapt to the effects of Climate Change – including flooding | + | MT | M | R | T | Biodiversity enhancements may have positive impact on reducing factors causing climate change and may help in adaptation, such as creating flood storage spaces |
| Improve roadside air quality/ reduce traffic emissions | + | MT | M | R | T | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | 0 | | | | | |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | ++ | MT | H | R | T | Historic and natural assets are the focus for this objective. |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | + | MT | M | R | T | Linking habitats and habitat creation is also specified. SPDs will be influential in the progress of this objective. |
| Tackle lack of public transport in rural and urban areas. | 0 | | | | | |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Commentary /mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | 0 | | | | | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | 0 | | | | | |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | 0 | | | | | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | 0 | | | | | |
| Enhance the town centres in order to protect and improve their vitality. | + | MT | M | L | P | Positive enhancements to cultural heritage biodiversity and landscape, and regeneration of derelict land will create attractive spaces that may improve inward investments |
| To protect and, where possible, enhance the historic environment | ++ | LT | M | L | P | Developer contributions could help to further enhance historic sites. |

Objective 8: Support a greener future

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Recommended/mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe | + | L | M | R/L | P | |
| Ensure health facilities are accessible for those in need. | 0 | | | | | |
| To meet the needs of the population through the protection, enhancement and creation of open spaces for leisure and recreation | 0 | | | | | |
| Ensure that increasing population in the district has a low impact on its sustainability | + | L | M | R/L | P | |
| Promote Sustainable Water resource management in order to lower demand for abstractions. | + | L | M | R/L | P | A positive impact is envisaged as sustainable construction methods such as CfSH incorporate an element of water efficiency. However, more wording could be included on reducing abstraction needs in relation to water conservation standards. |
| Reduce Nitrate levels in the Districts rivers | ? | | | | | New developments on former agricultural land should bear in mind potential pollution to water sources. |
| Understand and adapt to the effects of Climate Change – including flooding | + | MT | M | R | P | Objective could refer to how adapting to climate change impacts may occur. |
| Improve roadside air quality/ reduce traffic emissions | 0 | | | | | |
| Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation | ? | L | M | R/L | P | Public buildings (refurbishment and new buildings) should aspire to a BREEAM rating of 'very good' and a 10% reduction in carbon emissions |
| Protect, enhance and manage character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | ? | LT | M | L | T | The impact of renewable energy installations or sustainably constructed buildings on townscape is unknown. Recommend reference to best practice guidance to inform future policy and cross reference CP12 and CP14. |

| SA Objective | Significance | Timescale | Likelihood | Scale | Permanence | Recommended/mitigation |
|--|--------------|-----------|------------|-------|------------|--|
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | 0 | | | | | |
| Tackle lack of public transport in rural and urban areas. | 0 | | | | | |
| To ensure everyone has a decent and affordable home. | 0 | | | | | |
| Ensure sustainable design and construction of all new developments. | ++ | MT | H | R | T | |
| Reduce the amount of waste produced and increase level of reuse and recycling taking place. | ++ | MT | H | R | T | Ensure new developments have good provision of recycling facilities; bear in mind vehicle trips needed by private car and collection vehicles |
| Raise educational aspirations and attainment within the district and support strategies to provide new educational facilities where they are required. | 0 | | | | | |
| Promote good design in new developments to reduce crime and fear of crime. | 0 | | | | | |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | 0 | | | | | |
| Enhance the town centres in order to protect and improve their vitality. | + | MT | M | L | P | |
| To protect and, where possible, enhance the historic environment | ? | LT | M | L | P | The impact of renewable energy installations or sustainably constructed buildings on historic assets is unknown. Recommend reference to best practice guidance to inform future policy and cross reference CP14. |

Significant Effects by Topic

| SA Topic: Biodiversity, Flora and Fauna <i>See Detailed Assessment Tables</i> | | |
|--|--|---|
| Commentary | OP measures/opportunities | Interrelationships |
| The district contains a significant part (3,008 hectares out of a total 6,800 ha) of the Cannock Chase Area of Outstanding Natural Beauty (AONB) | Create new, and improve existing habitats, Green Infrastructure Compensation for features lost to development where loss is completely unavoidable. LDF to promote the use of management agreements for designated sites, where this | A healthy natural environment improves quality of life. Provides economic benefits through attracting inward investment and increased revenue through tourism. The diversity of habitats and species enriches people's lives. Economic growth if undertaken unsustainably could adversely impact upon these assets. |

SA Topic: Biodiversity, Flora and Fauna

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|--|--|---------------------------|
| Four Sites of Special Scientific Interest (SSSI's) are located within the Cannock Chase District and Two Special Areas of Conservation designated under the Habitats Directive ¹ , are located within the district area | can be linked to development. Collaboration should be extended to include a structured dialogue between the local authorities on the content of the LDFs themselves, in particular with respect to the many issues affecting nature conservation and the environment Protection of existing networks of natural habitats including buffer areas, migration routes, stepping stones and landscape features of major importance for wildlife | |

SA Topic: Biodiversity, Flora and Fauna

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|---|--|--------------------|
| <p>The rest of the district south of the AONB is contained within the Forest of Mercia, which is one of the 12 original Community Forests in the UK, covering about 23,000ha of South Staffordshire and parts of the West Midlands.²</p> | <p>Linking and connecting isolated and fragmented habitats, important species populations and landscape features through creation of wildlife corridor (greenway) networks.</p> <p>Support 'enhancement' of green spaces. This may also include creation of network of areas of biodiversity interest, without causing any species fragmentation.</p> <p>Remediated land and reduced pollution should allow wildlife to flourish</p> | |

SA Topic: Biodiversity, Flora and Fauna

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|--|--|---------------------------|
| There are two Local Nature Reserves (LNR's) in the district. | Improvements to the canal network need to be carefully considered. Consider limiting open space development if it is likely to interfere with biodiversity or impact on Natura 2000 sites Incursions into greenbelt to take into account local biodiversity It is recognised within PPS9, that brownfield sites can be of high value for nature conservation | |

¹ Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora

² Staffordshire County Council 2009, Forest of Mercia, information web page accessed 24.2.2009 available online from <http://www.staffordshire.gov.uk/environment/land/Countryside/ProjectsPartners/PPForestofMercia.htm>

SA Topics: Population and Health

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|---|---|--|
| <p>The population in the district has increased significantly over the last 27 years</p> <p>There are approximately 40,700 households in the district</p> | <p>Ensure adequate housing, facilities and infrastructure whilst protecting and enhancing the local environment.</p> <p>Promote the dual use of facilities, e.g. post office incorporated in community hall etc.</p> | <p>Benefits of improved human health include employment provision and contribution to the local economy, training, research opportunities, reduced burden on social services and public finances.</p> <p>Benefits of improved human health include a reduced burden on public transport which works favourably to air quality.</p> |
| <p>A substantial aspect of forecast growth is the expansion of residents aged over 65</p> | <p>Encourage mixed-use developments. Ensure provision of a range of housing types to satisfy demand including affordable housing and mixed use developments and a range of housing types of varying sizes with disabled access.</p> <p>Need to attract and retain people with the right skills.</p> | |
| <p>The district has a history of respiratory disease and coronary heart disease which are linked to smoking but also to the mining activity of past years</p> | <p>High density development to allow a large central population to access health facilities</p> | |

SA Topics: Population and Health

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|--|---------------------------|--------------------|
| Cannock Chase district has the highest Standardised Mortality Ratio (SMR ³) in Staffordshire | | |
| Just under 20% of the population state that they have a limiting long-term illness | | |

³ The Standardised Mortality Rate measures the observed number of deaths in an area against the number that we might anticipate from national trends. The ratio makes allowance for the variations in the age and sex profiles in different populations.

SA Topic: Soil

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|---|--|--|
| Agricultural land in the majority of the Cannock Chase District Council area is classified as non-agricultural, with isolated pockets of enclosed land around the fringes of the heathland classified as Grade 3 or Grade 4 | Protect best and most versatile land Promote good soil handling practices | Soil resources are key to sustaining the agricultural economy. |
| There are three Landfill Sites located within the District Council boundary ⁴ . | | |

⁴ Staffordshire County Council. 2008. Pre-operational and operational landfill sites in Staffordshire and Stoke-on-Trent. November 2008. Accessed on 25.2.09, available on http://www.staffordshire.gov.uk/NR/rdonlyres/21578ABE-BD95-40E1-9DDB-BED45ACCD468/92516/r_landfillsites_weblis3.pdf

SA Topic: Water

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|--|---|--|
| <p>As a region, the Midlands receive below the UK average rainfall, This makes the region relatively dry.</p> <p>There has been a general reduction in the height of the area's water table</p> <p>The district has a known flooding problem</p> | <p>Consider overall siting of development schemes in order to minimise potential effects on water quality</p> <p>Recognise and implement Environment Agency's surface water protection policies.</p> <p>Improve river quality by e.g. using sustainable drainage schemes and other run-off issues</p> <p>Encourage the use of Sustainable Urban Drainage in new developments.</p> <p>Ensure efficient use of water resources in development schemes, this includes the use of recycled water – sustainable water resource management.</p> | <p>Climate change is resulting in more extreme weather conditions and will heighten flood risk and demands on water resources.</p> |
| <p>15 groundwater abstraction licences and 12 surface abstraction licenses have been issued within Cannock Chase and its surrounding area</p> | <p>A mechanism to ensure that future demand does not exceed environmental capacity of the resource base.</p> <p>Encourage the use of CfSH as an element of water efficiency in new developments.</p> <p>Implications of providing employment and housing land for water abstraction.</p> | |

SA Topic: Water

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|--|----------------------------------|---------------------------|
| The River Trent is identified as having poor ecological status and Burntwood Brook and Saredon Brook as having moderate ecological status. | | |
| Need to address the prevention of water pollution generally. | | |

SA Topic: Air Quality

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|---|---|--|
| Air quality in the district has improved over the years | Ensure potentially polluting processes incorporate pollution minimisation measures | Air quality influences human health which affects quality of life and also economic activity. |
| Consists of 1 Air Quality Management Area – along the A5 | Improve cycle and pedestrian routes and links | Greenhouse gas emissions could lead to significant climate changes which could have significant implications for other aspects of quality of life. |
| Increased air pollution from growth traffic and congestion | Promote the development of Green Travel Plans | Local residents and businesses experience air quality at the local level, which affects health and amenity. |
| Rugeley Power Station is one of the Region's largest points of greenhouse gas emissions and pollution | Supporting infrastructure and/or funding will need to be provided where not already in existence. | |

SA Topic: Climatic Factors

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|---|---|---|
| <p>In the Region over the last century the annual average temperature rose by 0.6°C;</p> <p>the growing season lengthened by 30 days;</p> <p>summer rainfall decreased and winter rainfall increased.</p> | <p>Ensure development proposals do not exacerbate flooding elsewhere in catchment by adopting the sequential approach to site selection advocated in PPS25</p> <p>Promote the use and generation of renewable energy</p> <p>Promote energy efficiency</p> <p>Opportunity to decrease greenhouse gas emissions through reduced reliance on the private car</p> | <p>Climate change is likely to affect water resources (supply and demand), alter habitats, affect air quality and public health and increase flood risk. These could all adversely impact upon the districts economy.</p> |
| <p>emissions scenarios show that temperature in the region is expected to increase</p> | | |
| <p>Greenhouse emissions in UK are increasing</p> | | |
| <p>Domestic CO₂ emissions per capita are the same as the national average</p> | | |

SA Topic: Material Assets

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|--|--|--|
| The percentage of social housing available in Cannock Chase is similar to the national average of 19%. | Use of sustainable methods of construction and Encourage re-use and recycling of construction waste in development schemes through the use of planning conditions. | Material assets include resources such as land, building materials and other resources which are non-renewable. The topic is concerned with the efficient use of resources, including re-use of brownfield sites and sustainable waste management. |
| Cannock Chase has 26.6% of its housing stock in the rented sector | Innovative design should be encouraged to reduce energy and waste. Density levels to be kept to a minimum | Improved housing condition could help improve human health in the district. |
| In 2003 a survey of the condition of the private housing stock indicated that 14% failed to comply with the Government's Decent Homes Standard | Provision of affordable housing and employment in accessible locations Support methods of waste management, e.g. minimisation and recycling by incorporating facilities within development schemes. | |
| In April 2005, there were some 115 hectares of derelict land within the district this has halved since 1993 | Encourage the provision of convenience stores that provide fresh produce in accessible locations. | |
| The percentage of household waste being recycled increased between 2001-2005 | | |

SA Topic: Cultural Heritage

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|---|---|---|
| The district has 65 Listed Buildings all either Grade II or Grade II* | Recognise the importance of cultural heritage and archaeological features – both designated and non-designated sites - and the importance of regenerating and re-using important buildings. | Cultural heritage contributes to the overall diversity and value of the landscape. |
| There are 8 Conservation Areas in the district | Encourage strong and robust design standards for new development | Also provides economic benefits and is a source of enjoyment, pride and leisure for the population. |
| There are five Scheduled Ancient Monuments in the district | Preparing development briefs to renew, restore and redevelop neglected and deteriorating sites of historic character. | |

SA Topic: Cultural Heritage

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|-------------------|--|---------------------------|
| | <p>Ensure that the public realm is effectively designed using quality materials that maintain or add to the character/distinctiveness of an area.</p> <p>Recognise the importance of archaeological features and advocate a programme of archaeological investigation prior to initial earthworks.</p> <p>Recognise the importance of industrial heritage to the district and ensure planning is sympathetic to it and helps to protect and conserve it.</p> | |

SA Topic: Landscape

See Detailed Assessment Tables

| Commentary | OP measures/opportunities | Interrelationships |
|--|--|--|
| Cannock Chase is England's smallest AONB at 68 Square kms and 39% falls within the district. | Recognise value of all urban and rural landscapes, not just designated sites Ensure landscape proposals for development schemes reflect local landscape character | An attractive landscape improves quality of life which in turn could contribute to increase inward investment. |
| Cannock Chase is the largest surviving area of lowland heath in the Midlands | Ensure that the character, diversity and local distinctiveness of all the landscapes of the borough are maintained, enhanced or restored | |
| The core of the AONB is designated as SSSI and a SAC | Improve cycle and pedestrian routes and links | |
| Light pollution has increased by 27% in Staffordshire between 1993 and 2000 | Monitor light pollution levels New lighting should be selected which minimises light pollution | |

SA Topic: Social

See Detailed Assessment

| Commentary | OP measures/opportunities | Interrelationships |
|---|--|--|
| <p>Educational attainment in Cannock Chase remains lower than the average for the region and nationally- only 38% of the working age population has level 2 literacy skills and 14% has level 2 numeracy skills</p> | <p>Consider using voluntary agreements in relation to local recruitment and training.</p> <p>Use planning obligations to secure improvements to public transport.</p> <p>Need to provide a range of employment opportunities in different sectors.</p> <p>Planning obligations used to enhance existing educational facilities</p> | <p>Poor health and well-being will adversely impact upon economic growth in the borough.</p> |
| <p>There has been a significant decrease in total recorded crime between 2006/07 and 2007/08.</p> | <p>Adopt 'planning out crime' design principles, e.g. encourage overlooking of space etc.</p> | |
| <p>Anti-social behaviour in the district has actually increased in the same period 2006/07-2007/08</p> | <p>Encourage working from home by providing the necessary infrastructure.</p> | |
| <p>There are 5 Community Action Teams working to reduce crime and increase safety in the district.</p> | | |

| SA Topic: Social | | |
|--|---------------------------|--------------------|
| <i>See Detailed Assessment</i> | | |
| Commentary | OP measures/opportunities | Interrelationships |
| The district exhibits high levels of disadvantage compared to other local authorities in Staffordshire and the West Midlands Region. | | |

SA Topic: Economy

See Detailed Assessment Table





| Commentary | OP measures/opportunities | Interrelationships |
|---|---|--|
| Unemployment as a whole in the district may now be slightly higher than the UK average. | Provide a range of employment sites, including ones that will be attractive to inward investment. | Social considerations and quality of life will impact on employment opportunities and ability to attract inward investment |
| Cannock Chase is the second most deprived local authority in Staffordshire (after Stoke-on-Trent) | Provide a range of employments sites that will be attractive to knowledge based industries | |
| In 2007, there was a higher rate of business start-up in Cannock Chase than in the West Midlands as a whole | | |
| Numbers of JSA claimants in Cannock Chase are slightly below the percentage number for the West Midlands as a whole | | |















Appendix F – Issues and Options Appraisal Tables



**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Issues and Options Appraisal Tables**

| Key | |
|---|---|
|  | Option moving towards achievement of Sustainability Appraisal objective |
|  | Unknown: depends on how option will be implemented |
|  | Option moving away from achievement of Sustainability Appraisal objective |
|  | Neutral: no relationship with Sustainability Appraisal objective |

| SA objective | Strategic Spatial Option | | | | | |
|--|---|--|---|--|---|---|
| | 1. Consolidate within the existing core town centre | | 2. Promote edge of centre retail balanced by a strengthened core town centre. | | 3. Expand the town centre to the east | |
| | Effect | Commentary | Effect | Commentary | Effect | Commentary |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. |  | Biodiversity may be enhanced through the environmental improvement of green spaces, for example through additional planting. This may increase the amount and number of habitat types available, potentially increasing the number and diversity of animals found within these areas. |  | Biodiversity may be enhanced through the environmental improvement of green spaces, for example through additional planting. This may increase the amount and number of habitat types available, potentially increasing the number and diversity of animals found within these areas. |  | Biodiversity may be enhanced through the environmental improvement of green spaces, for example through additional planting. This may increase the amount and number of habitat types available, potentially increasing the number and diversity of animals found within these areas. |
| |  | Although not forming part of the urban fringe or a protected site, the construction of new development may involve the loss of open space and / or the demolition of buildings that currently provide habitat. Ecological surveys should be undertaken and appropriate mitigation implemented. Opportunities to incorporate natural habitats into the development (e.g. ponds, trees and hedgerows) should be sought where possible. |  | Although not forming part of the urban fringe or a protected site, the construction of new development may involve the loss of open space and / or the demolition of buildings that currently provide habitat. Ecological surveys should be undertaken and appropriate mitigation implemented. Opportunities to incorporate natural habitats into the development (e.g. ponds, trees and hedgerows) should be sought where possible. Construction works to improve linkage across the Trent and Mersey Canal may negatively affect biodiversity associated with this feature. For example if oils / cementitious materials enter the Canal. Developers should take measures to prevent such spillages. |  | Although not forming part of the urban fringe or a protected site, the construction of new development may involve the loss of open space and / or the demolition of buildings that currently provide habitat. Ecological surveys should be undertaken and appropriate mitigation implemented. Opportunities to incorporate natural habitats into the development (e.g. ponds, trees and hedgerows) should be sought where possible. Redevelopment of the area surrounding the Trent and Mersey Canal may negatively affect biodiversity associated with this feature during construction works. For example if oils / cementitious materials enter the Canal. Developers should take measures to prevent such spillages. |
| 2. Ensure health facilities are accessible for those in need. |  | New residential development proposed will be within close proximity of health facilities provided by the town centre; however, there is potential for the capacity of these facilities to be exceeded depending on their current capacity and the exact number of residences proposed. It should be considered whether current facilities and utilities will support new residents. |  | New residential development proposed will be within close proximity of health facilities provided by the town centre; however, there is potential for the capacity of these facilities to be exceeded depending on their current capacity and the exact number of residences proposed. It should be considered whether current facilities and utilities will support new residents. |  | New residential development proposed will be within close proximity of health facilities provided by the town centre; however, there is potential for the capacity of these facilities to be exceeded depending on their current capacity and the exact number of residences proposed. It should be considered whether current facilities and utilities will support new residents. |
| 3. Ensure that increasing population in the District has a low impact on its sustainability. |  | There is potential that the increasing population of the town centre will not be sustained by current facilities (for example healthcare, recreational and educational facilities) and utilities (for example water supply and foul drainage). The effect will depend upon the current capacity of facilities and utilities and the extent of the population increase within the town centre. It should be considered whether current facilities will accommodate new residents. |  | There is potential that the increasing population of the town centre will not be sustained by current facilities (for example healthcare, recreational and educational facilities) and utilities (for example water supply and foul drainage). The effect will depend upon the current capacity of facilities and utilities and the extent of the population increase within the town centre. It should be considered whether current facilities will accommodate new residents. |  | There is potential that the increasing population of the town centre will not be sustained by current facilities (for example healthcare, recreational and educational facilities) and utilities (for example water supply and foul drainage). The effect will depend upon the current capacity of facilities and utilities and the extent of the population increase within the town centre. It should be considered whether current facilities will accommodate new residents. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Issues and Options Appraisal Tables**

| SA objective | Strategic Spatial Option | | | | | |
|---|---|---|---|---|---------------------------------------|---|
| | 1. Consolidate within the existing core town centre | | 2. Promote edge of centre retail balanced by a strengthened core town centre. | | 3. Expand the town centre to the east | |
| | Effect | Commentary | Effect | Commentary | Effect | Commentary |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | New development proposed (including residences and retail space) will include the development of open spaces and currently derelict properties. Therefore it is likely that overall water demand will be increased once new developments are operational. It is unknown whether new development proposed will promote sustainable water resource management once operational (for example by incorporating greywater recycling / water efficient fittings). Developers should aim to incorporate such measures. | ↕ | New development proposed (including residences and retail space) will include the development of open spaces and currently derelict properties. Therefore it is likely that overall water demand will be increased once new developments are operational. It is unknown whether new development proposed will promote sustainable water resource management once operational (for example by incorporating greywater recycling / water efficient fittings). Developers should aim to incorporate such measures. | ↕ | New development proposed (including residences and retail space) will include the development of open spaces and currently derelict properties. Therefore it is likely that overall water demand will be increased once new developments are operational. It is unknown whether new development proposed will promote sustainable water resource management once operational (for example by incorporating greywater recycling / water efficient fittings). Developers should aim to incorporate such measures. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | No effects are anticipated. | ↔ | No effects are anticipated. | ↔ | No effects are anticipated. |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↓ | A large proportion of the town centre lies within the flood plain of Rising Brook. It is unknown to what extent new development will be designed to account for the potential effects of increased flood events. Project level FRAs should be carried out for all development proposed within the town centre and development should be designed to account for the potential effects of increased flood events. | ↓ | A large proportion of the town centre lies within the flood plain of Rising Brook. It is unknown to what extent new development will be designed to account for the potential effects of increased flood events. Project level FRAs should be carried out for all development proposed within the town centre and development should be designed to account for the potential effects of increased flood events. | ↓ | A large proportion of the town centre lies within the flood plain of Rising Brook. It is unknown to what extent new development will be designed to account for the potential effects of increased flood events. Project level FRAs should be carried out for all development proposed within the town centre and development should be designed to account for the potential effects of increased flood events. |
| 7. Improve roadside air quality / reduce traffic emissions. | ↓ | Construction vehicles may increase traffic emissions and reduce air quality within the town centre. Traffic emissions may be increased as new development proposed within the existing core (including residences and retail space) may result in a larger number of people travelling to, from and within the town centre. Public transport, footpath and cycleway linkages should be provided to minimise travel by car. | ↓ | Construction vehicles may increase traffic emissions and reduce air quality within the town centre. Traffic emissions may be increased as new development proposed within the existing core (including residences and retail space) may result in a larger number of people travelling to, from and within the town centre. The redevelopment of the Celcon site for retail purposes is also likely to result in a larger number of people travelling to and from this site, further increasing traffic emissions. Public transport, footpath and cycleway linkages should be provided to minimise travel by car. | ↓ | Construction vehicles may increase traffic emissions and reduce air quality within the town centre. Traffic emissions may be increased as new development proposed within the existing core (including residences and retail space) may result in a larger number of people travelling to, from and within the town centre. The redevelopment of the Celcon site for retail purposes and the expansion of the town centre to incorporate new shopping areas and potentially a marina is also likely to result in a larger number of people travelling to and from this site, further increasing traffic emissions. The incorporation of new car parking within the area of town centre expansion may encourage shoppers to drive into the town centre instead of using public transport. Public transport, footpath and cycleway linkages should be provided to minimise travel by car. |
| | ↕ | Redevelopment of the bus station site may involve an improvement to facilities but may also involve a reduction in the size of the bus station. Use of public transport may be increased (and traffic emissions subsequently reduced) if facilities are improved; however, use of public transport may be reduced if the bus station is reduced in size, potentially resulting in fewer services. The outcome depends on what the final proposal is for the bus station site. | ↕ | Redevelopment of the bus station site may involve an improvement to facilities but may also involve a reduction in the size of the bus station. Use of public transport may be increased (and traffic emissions subsequently reduced) if facilities are improved; however, use of public transport may be reduced if the bus station is reduced in size, potentially resulting in fewer services. The outcome depends on what the final proposal is for the bus station site. | ↕ | Redevelopment of the bus station site may involve an improvement to facilities but may also involve a reduction in the size of the bus station. Use of public transport may be increased (and traffic emissions subsequently reduced) if facilities are improved; however, use of public transport may be reduced if the bus station is reduced in size, potentially resulting in fewer services. The outcome depends on what the final proposal is for the bus station site. |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. | ↓ | CO ₂ emissions and air pollution from power generation may be increased due to both construction and operation of new development proposed within the existing core. Developers should incorporate measures to reduce energy consumption. For example, through achieving BREEAM 'very good' or 'excellent' ratings. | ↓ | CO ₂ emissions and air pollution from power generation may be increased due to both construction and operation of new development proposed within the existing core. The redevelopment of the Celcon site for retail purposes is likely to further increase CO ₂ emissions and air pollution from power generation. Developers should incorporate measures to reduce energy consumption. For example, through achieving BREEAM 'very good' or 'excellent' ratings. | ↓ | CO ₂ emissions and air pollution from power generation may be increased due to both construction and operation of new development proposed within the existing core. The redevelopment of the Celcon site for retail purposes is likely to further increase CO ₂ emissions and air pollution from power generation. Developers should incorporate measures to reduce energy consumption. For example, through achieving BREEAM 'very good' or 'excellent' ratings. |
| | ↕ | It is unknown whether new development proposed within the town centre will utilise renewable energy sources. Developers should aim to incorporate such technologies. | ↕ | It is unknown whether new development proposed within the town centre will utilise renewable energy sources. Developers should aim to incorporate such technologies. | ↕ | It is unknown whether new development proposed within the town centre will utilise renewable energy sources. Developers should aim to incorporate such technologies. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Issues and Options Appraisal Tables**

| SA objective | Strategic Spatial Option | | | | | |
|--|---|--|---|---|---------------------------------------|---|
| | 1. Consolidate within the existing core town centre | | 2. Promote edge of centre retail balanced by a strengthened core town centre. | | 3. Expand the town centre to the east | |
| | Effect | Commentary | Effect | Commentary | Effect | Commentary |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. | ↑ | The character of the townscape should be protected by producing management plans for the Conservation Areas within the town centre. This should also ensure that new development is in keeping with the character of the Conservation Areas. Sensitive redevelopment of buildings / areas that currently detract from the Conservation Areas, or those that are not currently designated as being within a Conservation Area, is also likely to contribute to protecting the character of the town. | ↑ | The character of the townscape should be protected by producing management plans for the Conservation Areas within the town centre. This should also ensure that new development is in keeping with the character of the Conservation Areas. Sensitive redevelopment of buildings / areas that currently detract from the Conservation Areas, or those that are not currently designated as being within a Conservation Area, is also likely to contribute to protecting the character of the town (for example, the currently vacant Celcon Blockworks site). | ↑ | The character of the townscape should be protected by producing management plans for the Conservation Areas within the town centre. This should also ensure that new development is in keeping with the character of the Conservation Areas. Sensitive redevelopment of buildings / areas that currently detract from the Conservation Areas, or those that are not currently designated as being within a Conservation Area, is also likely to contribute to protecting the character of the town (for example, the currently vacant Celcon Blockworks site). Significant redevelopment of the area east of the existing core to provide new shopping facilities and potentially a new marina may further contribute to enhancing the character of the town centre. Should a marina area be developed this would provide a distinctive feature within the town centre. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. | ↕ | It is proposed that previously developed and currently unused sites will be redeveloped within the town centre and there is potential for development sites within the existing core to be contaminated; however, it is unknown whether redevelopment will incorporate green space. Opportunities to incorporate green space into developments should be sought where possible. | ↕ | It is proposed that previously developed and currently unused sites will be redeveloped within the town centre and there is potential for development sites to be contaminated, especially the Celcon Blockworks Factory site (where precast concrete blocks and screeds were manufactured since the 60s); however, it is unknown whether redevelopment will incorporate green space. Opportunities to incorporate green space into developments should be sought where possible. | ↕ | It is proposed that previously developed and currently unused sites will be redeveloped within the town centre and there is potential for development sites to be contaminated, especially the Celcon Blockworks Factory site (where precast concrete blocks and screeds were manufactured since the 60s); however, it is unknown whether redevelopment will incorporate green space. Opportunities to incorporate green space into developments should be sought where possible. |
| 11. Tackle lack of public transport in rural and urban areas. | ↕ | Redevelopment of the bus station site may involve an improvement to facilities but may also involve a reduction in the size of the bus station. If facilities are improved, there is potential for services to be increased and improved; however, if the bus station is reduced in size, there is potential for the number of services to be decreased. The outcome depends on what the final proposal is for the bus station site. | ↕ | Redevelopment of the bus station site may involve an improvement to facilities but may also involve a reduction in the size of the bus station. If facilities are improved, there is potential for services to be increased and improved; however, if the bus station is reduced in size, there is potential for the number of services to be decreased. The outcome depends on what the final proposal is for the bus station site. | ↕ | Redevelopment of the bus station site may involve an improvement to facilities but may also involve a reduction in the size of the bus station. If facilities are improved, there is potential for services to be increased and improved; however, if the bus station is reduced in size, there is potential for the number of services to be decreased. The outcome depends on what the final proposal is for the bus station site. |
| 12. Ensure sustainable design and construction of all new developments. | ↕ | It is unknown whether new development proposed within the town centre will incorporate the principles of sustainable design and construction. | ↕ | It is unknown whether new development proposed within the town centre will incorporate the principles of sustainable design and construction. | ↕ | It is unknown whether new development proposed within the town centre will incorporate the principles of sustainable design and construction. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. | ↓ | New development proposed is likely to increase the amount of waste produced during both construction (especially where existing buildings will need to be demolished) and operation. It is unknown to what extent, if any, materials will be reused or recycled during construction or operation. There is also potential for development sites within the existing core to be contaminated and therefore require the removal of contaminated waste material. Recycled / sustainably sourced construction materials should be used wherever possible. Developers should incorporate facilities to encourage recycling and composting. | ↓ | New development proposed is likely to increase the amount of waste produced during both construction (especially where existing buildings will need to be demolished) and operation. It is unknown to what extent, if any, materials will be reused or recycled during construction or operation. In particular, the demolition of the former Celcon Blockworks factory buildings will involve significant demolition works. There is also potential for development sites to be contaminated and therefore require the removal of contaminated waste material. In particular, the Celcon Blockworks factory site (where precast concrete blocks and screeds were manufactured since the 60s) may contain contaminated materials. Recycled / sustainably sourced construction materials should be used wherever possible. Developers should incorporate facilities to encourage recycling and composting. | ↓ | New development proposed is likely to increase the amount of waste produced during both construction (especially where existing buildings will need to be demolished) and operation. It is unknown to what extent, if any, materials will be reused or recycled during construction or operation. In particular, the demolition of the former Celcon Blockworks factory buildings will involve significant demolition works. There is also potential for development sites to be contaminated and therefore require the removal of contaminated waste material. In particular, the Celcon Blockworks factory site (where precast concrete blocks and screeds were manufactured since the 60s) may contain contaminated materials. Recycled / sustainably sourced construction materials should be used wherever possible. Developers should incorporate facilities to encourage recycling and composting. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. | ↕ | New residential development proposed will be within close proximity of educational facilities provided by the town centre; however, there is potential for the capacity of these facilities to be exceeded depending on their current capacity and the exact number of residences proposed. It should be considered whether current facilities and utilities will support new residents. | ↕ | New residential development proposed will be within close proximity of educational facilities provided by the town centre; however, there is potential for the capacity of these facilities to be exceeded depending on their current capacity and the exact number of residences proposed. It should be considered whether current facilities and utilities will support new residents. | ↕ | New residential development proposed will be within close proximity of educational facilities provided by the town centre; however, there is potential for the capacity of these facilities to be exceeded depending on their current capacity and the exact number of residences proposed. It should be considered whether current facilities and utilities will support new residents. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Issues and Options Appraisal Tables**

| SA objective | Strategic Spatial Option | | | | | |
|---|---|--|---|---|---------------------------------------|--|
| | 1. Consolidate within the existing core town centre | | 2. Promote edge of centre retail balanced by a strengthened core town centre. | | 3. Expand the town centre to the east | |
| | Effect | Commentary | Effect | Commentary | Effect | Commentary |
| 15. Promote good design in new developments to reduce crime and the fear of crime. | ↕ | It is unknown whether new development proposed within the town centre will be designed to reduce crime and the fear of crime. Development should adopt Secured by Design principles. | ↕ | It is unknown whether new development proposed will be designed to reduce crime and the fear of crime. Development should adopt Secured by Design principles. | ↕ | It is unknown whether new development proposed will be designed to reduce crime and the fear of crime. Development should adopt Secured by Design principles. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | ↑ | Regeneration of the local economy may be helped through redevelopment of sites throughout the existing core and enhanced representation of high street 'names' and quality independent shops. This may encourage inward investment and boost retail activity in the town centre, as well as increasing job provision. Construction works will also result in some temporary job opportunities. | ↑ | Regeneration of the local economy may be helped through redevelopment of sites throughout the existing core and enhanced representation of high street 'names' and quality independent shops. This may encourage inward investment and boost retail activity in the town centre, as well as increasing job provision. Construction works will also result in some temporary job opportunities. The redevelopment of the Celcon site to contain a large foodstore and other new shops will further contribute to regeneration of the local economy. | ↑ | Regeneration of the local economy may be helped through redevelopment of sites throughout the existing core and enhanced representation of high street 'names' and quality independent shops. This may encourage inward investment and boost retail activity in the town centre, as well as increasing job provision. Construction works will also result in some temporary job opportunities. The redevelopment of the Celcon site to contain a large foodstore and other new shops, and the expansion of the town to the east to incorporate additional shopping areas will further contribute to regeneration of the local economy. |
| | ↕ | Increasing the residential use of the existing core may result in existing employment sites being redeveloped for residential purposes; however, it is unknown to what extent this will take place. | ↕ | Increasing the residential use of the existing core may result in existing employment sites being redeveloped for residential purposes; however, it is unknown to what extent this will take place. | ↕ | Increasing the residential use of the existing core may result in existing employment sites being redeveloped for residential purposes; however, it is unknown to what extent this will take place. |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. | ↑ | The vitality and the viability of the existing core is likely to be enhanced by the sensitive redevelopment of sites throughout the town centre, environmental improvements and improved evening leisure attractions. This is likely to make the existing core a more attractive area visually as well as being more appealing to residents / visitors to the centre. | ↑ | The vitality and the viability of the existing core is likely to be enhanced by the sensitive redevelopment of sites throughout the town centre, environmental improvements and improved evening leisure attractions. This is likely to make the existing core a more attractive area visually as well as being more appealing to residents / visitors to the centre. In addition, the redevelopment of the Celcon site to contain a large foodstore and other new shops may further contribute to making the town centre more appealing, therefore contributing to its vitality and viability. | ↑ | The vitality and the viability of the existing core is likely to be enhanced by the sensitive redevelopment of sites throughout the town centre, environmental improvements and improved evening leisure attractions. This is likely to make the existing core a more attractive area visually as well as being more appealing to residents / visitors to the centre. In addition, the redevelopment of the Celcon site to contain a large foodstore and other new shops, and the expansion of the town to the east to incorporate additional shopping areas and potentially a new marina may further contribute to making the town centre more appealing, therefore contributing to its vitality and viability. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Issues and Options Appraisal Tables**

| SA objective | Opportunity Site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|--------|---|---|--------|---|---|--------|---|---|---|--------|---|---|---|--------|---|---|---|--------|---|---|---|--------|---|---|---|--------|---|---|---|----|---|---|---|---|---|---|---|
| | 1 | | | | | 2 | | | 3 | | | 4 | | | | 5 | | | | 6 | | | | 7 | | | | 8 | | | | 9 | | | | 10 | | | | | | | |
| | Option | | | | | Option | | | Option | | | Option | | | | Option | | | | Option | | | | Option | | | | Option | | | | Option | | | | | | | | | | | |
| | A | B | C | D | E | A | B | C | A | B | C | A | B | C | D | A | B | C | D | A | B | C | D | A | B | C | D | A | B | C | D | A | B | C | D | A | B | C | D | | | | |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ |
| | <p>According to the Strategic Flood Risk Assessment (FRA) for Rugeley, sites 1, 2, 3, 7, and 9 and the majority of sites 4, 5 and 8 lie in flood zone 1. It is unknown to what extent new development will be designed to account for the potential effects of increased flood events. Approximately 50% of sites 6 and 10 lie within flood zones 2, 3a and 3b. There is therefore greater likelihood of these sites being affected by increased flood events. It is unknown to what extent new development will be designed to account for the potential effects of increased flood events.</p> <p>Project level FRAs should be carried out for all options and developments should be designed to account for the potential effects of increased flood events associated with climate change.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Options 1E, 2C, 3C, 4D, 5D, 6D, 7D, 8D, 9D and 10D are to redevelop the site 'for any other use'. The effects of these options in relation to adapting to climate change are therefore unknown. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. Improve roadside air quality / reduce traffic emissions. | ↘ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↕ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | | | | |
| | <p>All options that will involve construction works may result in increased traffic emissions from construction vehicles and associated reductions in air quality.</p> <p>For those options that involve the redevelopment of sites to provide car parking (2B, 4B and 10B) this may encourage visitors to drive into the town centre instead of using public transport.</p> <p>All remaining options involve the redevelopment of sites for residential / leisure / office / retail / educational purposes, which is likely to increase the number of people travelling to, from and within the town centre and therefore increase traffic emissions. Public transport, footpath and cycleway linkages should be provided to minimise travel by car.</p> <p>Option 6B proposes a reduced size bus station. This may potentially result in a reduction in the number of services provided and therefore an increase in traffic emissions as people choose to use the private car instead; however, at this stage this cannot be confirmed. Options 6C and 6D propose the redevelopment of the bus station. This may potentially improve facilities and increase services resulting in a decrease in traffic emissions as people choose to use public transport instead of the private car; however, at this stage this cannot be confirmed.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Options 1E, 2C, 3C, 4D, 5D, 6D, 7D, 8D, 9D and 10D are to redevelop the site 'for any other use'. The effects of these options in relation to traffic emissions are therefore unknown. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. | ↘ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↕ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | ↘ | ↘ | ↘ | ↕ | | | | |
| | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↔ | ↕ | ↕ | ↕ | ↕ | ↕ | ↔ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↔ | ↕ | ↕ | | | | | |
| | <p>All options that will involve construction works may result in increased CO₂ emissions and air pollution from power generation. For those options that involve the redevelopment of sites for residential / leisure / office / retail / educational purposes, CO₂ emissions and air pollution from power generation may also be increased once developments are operational. Developers should incorporate measures to reduce energy consumption. For example, through achieving BREEAM 'very good' or 'excellent' ratings.</p> <p>For those options that will involve the construction of new car parking (options 2B, 4B and 10B) it is considered that there will be no effects once these are operational.</p> <p>For those options that involve redevelopment for residential / leisure / office / retail / educational purposes, it is unknown whether these will utilise renewable energy resources once operational.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Options 1E, 2C, 3C, 4D, 5D, 6D, 7D, 8D, 9D and 10D are to redevelop the site 'for any other use'. The effects of these options in relation to renewable energy production, CO ₂ emissions and air pollution are therefore unknown. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. | ↗ | ↗ | ↗ | ↗ | ↕ | ↗ | ↗ | ↕ | ↗ | ↗ | ↕ | ↗ | ↗ | ↗ | ↕ | ↗ | ↗ | ↗ | ↕ | ↗ | ↗ | ↗ | ↕ | ↗ | ↗ | ↗ | ↕ | ↗ | ↗ | ↗ | ↕ | ↗ | ↗ | ↗ | ↕ | ↗ | ↗ | ↗ | ↕ | | | | |
| | <p>Sites 2, 6, 7, 8, and 10 fall partly or wholly within one of the Conservation Areas in the town centre. The options for these sites that involve redevelopment may enhance the character of the town centre given that the strategic options state that the character of the townscape should be protected by producing management plans for the Conservation Areas. Redevelopment of all the other sites may also enhance the town centre given that the strategic options state that buildings / areas that are not currently designated as being within a Conservation Area should be sensitively redeveloped.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Options 1E, 2C, 3C, 4D, 5D, 6D, 7D, 8D, 9D and 10D are to redevelop the site 'for any other use'. The effects of these options in relation to the character of the town centre are therefore unknown. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | | | | |
| | <p>Sites 1, 2, 3, 5, 8, and 9 are currently unused / derelict. In addition, all sites have the potential to be contaminated, although it is more likely that sites 5 and 8 are contaminated given their previous respective uses as a garage and for concrete manufacturing. However, it is unknown whether redevelopment of the sites will incorporate green space. Opportunities to incorporate green space into developments should be sought where possible.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Options 1E, 2C, 3C, 4D, 5D, 6D, 7D, 8D, 9D and 10D are to redevelop the site 'for any other use'. The effects of these options in relation to increasing the Greenspace Network are therefore unknown. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11. Tackle lack of public transport in rural and urban areas. | ↔ | ↔ | ↔ | ↔ | ↕ | ↔ | ↔ | ↕ | ↔ | ↔ | ↕ | ↔ | ↔ | ↔ | ↕ | ↔ | ↔ | ↔ | ↕ | ↔ | ↔ | ↔ | ↕ | ↔ | ↔ | ↔ | ↕ | ↔ | ↔ | ↔ | ↕ | ↔ | ↔ | ↔ | ↕ | ↔ | ↔ | ↔ | ↕ | | | | |
| | <p>For all sites except site 6 (Bus Station, Market Hall and surrounding land), no effects are anticipated. Option 6B proposes a reduced size bus station. This may potentially result in a reduction in the number of services provided; however, at this stage this cannot be confirmed. Option 6C and 6D propose the redevelopment of the bus station. This may potentially improve facilities and increase services; however, at this stage this cannot be confirmed.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Options 1E, 2C, 3C, 4D, 5D, 6D, 7D, 8D, 9D and 10D are to redevelop the site 'for any other use'. The effects of these options in relation to public transport are therefore unknown. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |















**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Issues and Options Appraisal Tables**

| SA objective | Opportunity Site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|--------|---|---|--------|---|---|--------|---|---|---|--------|---|---|---|--------|---|---|---|--------|---|---|---|--------|---|---|---|--------|---|---|---|----|---|---|---|
| | 1 | | | | | 2 | | | 3 | | | 4 | | | | 5 | | | | 6 | | | | 7 | | | | 8 | | | | 9 | | | | 10 | | | |
| | Option | | | | | Option | | | Option | | | Option | | | | Option | | | | Option | | | | Option | | | | Option | | | | Option | | | | | | | |
| | A | B | C | D | E | A | B | C | A | B | C | A | B | C | D | A | B | C | D | A | B | C | D | A | B | C | D | A | B | C | D | A | B | C | D | A | B | C | D |
| 12. Ensure sustainable design and construction of all new developments. | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ |
| | For all options that will involve redevelopment, it is unknown whether the principles of sustainable design and construction will be incorporated. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Options 1E, 2C, 3C, 4D, 5D, 6D, 7D, 8D, 9D and 10D are to redevelop the site 'for any other use'. The effects of these options in relation to sustainable design and construction are therefore unknown. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. | ↓ | ↓ | ↓ | ↓ | ↕ | ↓ | ↕ | ↕ | ↓ | ↓ | ↕ | ↓ | ↕ | ↕ | ↓ | ↓ | ↓ | ↕ | ↓ | ↓ | ↓ | ↕ | ↓ | ↓ | ↓ | ↕ | ↓ | ↓ | ↓ | ↕ | ↓ | ↓ | ↓ | ↕ | ↓ | ↓ | ↓ | ↕ | |
| | Sites 1, 3, 5, 6, 8, 9 and 10 will require demolition of existing buildings. For site 8 (the Celcon Blockworks Factory site) the amount of waste produced as a result of demolition is likely to be significant given that all factory buildings will need to be removed. For all other sites there will be other waste produced during construction. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Once operational, all those options that involve redevelopment for residential / leisure / office / retail / educational purposes are likely to produce more waste than is currently produced at each site. For those options that involve the redevelopment of sites to provide car parking (2B, 4 and 10B) there is not anticipated to be any waste produced once they are operational. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | It is unknown to what extent, if any, materials will be reused or recycled during construction or operation for any of the options proposed. Recycled / sustainably sourced construction materials should be used wherever possible. In addition, developers should incorporate facilities to encourage recycling and composting. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Options 1E, 2C, 3C, 4D, 5D, 6D, 7D, 8D, 9D and 10D are to redevelop the site 'for any other use'. The effects of these options in relation to waste production and recycling are therefore unknown. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. | ↕ | ↕ | ↔ | ↔ | ↕ | ↔ | ↔ | ↕ | ↔ | ↕ | ↕ | ↔ | ↔ | ↕ | ↕ | ↔ | ↕ | ↕ | ↕ | ↔ | ↕ | ↔ | ↕ | ↔ | ↔ | ↔ | ↕ | ↔ | ↔ | ↔ | ↕ | ↕ | ↕ | ↕ | ↕ | ↔ | ↕ | ↕ | ↕ |
| | Option 1A proposes that the Aelfgar Centre / Former Squash Courts site remains in education use. This may potentially result in an improvement in facilities; however, at this stage this cannot be confirmed. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | For those options that do not involve redevelopment for residential purposes it is considered that there will be no effects. For those options that propose entirely residential development or an element of residential development, it is considered that all sites will be within close proximity of educational facilities provided by the town centre. However, there is potential for the capacity of these facilities to be exceeded depending on their current capacity and the exact number of residences proposed. It should be considered whether current facilities will accommodate new residents. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Options 1E, 2C, 3C, 4D, 5D, 6D, 7D, 8D, 9D and 10D are to redevelop the site 'for any other use'. The effects of these options in relation to educational facilities are therefore unknown. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15. Promote good design in new developments to reduce crime and the fear of crime. | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ | ↕ |
| | For all options that will involve redevelopment, it is unknown whether development will be designed to reduce crime and the fear of crime. Development should adopt Secured by Design principles. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Options 1E, 2C, 3C, 4D, 5D, 6D, 7D, 8D, 9D and 10D are to redevelop the site 'for any other use'. The effects of these options in relation to the design of development to reduce crime are therefore unknown. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | ↑ | ↓ | ↑ | ↕ | ↕ | ↑ | ↔ | ↕ | ↑ | ↓ | ↕ | ↑ | ↔ | ↑ | ↕ | ↑ | ↓ | ↑ | ↕ | ↑ | ↑ | ↑ | ↕ | ↑ | ↑ | ↑ | ↕ | ↑ | ↑ | ↑ | ↕ | ↓ | ↑ | ↑ | ↕ | ↓ | ↓ | ↓ | ↕ |
| | Sites 1, 3, 5, 6, 8, 9 and 10 are currently, or have been previously, utilised as employment sites. For these sites, all options involving development for leisure / office / retail / educational purposes will result in their continued use as employment sites. Option 10B involves the removal of retail units in order to provide car parking, and therefore the loss of an existing employment site. Options 1B, 3B, 5B, 9A and 10A involve residential development upon sites that are currently, or have been previously, utilised as employment sites. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Sites 2, 4, and 7 are currently, or have been previously, used as car parks. For these sites, all options involving development for leisure / office / retail / educational purposes will result in the provision of new employment sites. Options 2B and 4B involve the retention of these areas as car parks. There will therefore be no effects on regeneration of the local economy associated with these. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Options 1E, 2C, 3C, 4D, 5D, 6D, 7D, 8D, 9D and 10D are to redevelop the site 'for any other use'. The effects of these options in relation to regeneration of the economy are therefore unknown. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. | ↑ | ↑ | ↑ | ↑ | ↕ | ↑ | ↑ | ↕ | ↑ | ↑ | ↕ | ↑ | ↑ | ↑ | ↕ | ↑ | ↑ | ↑ | ↕ | ↑ | ↑ | ↑ | ↕ | ↑ | ↑ | ↑ | ↕ | ↑ | ↑ | ↑ | ↕ | ↑ | ↑ | ↑ | ↕ | ↑ | ↑ | ↑ | ↕ |
| | All options that involve redevelopment for residential / leisure / office / retail / educational purposes are likely to visually enhance the town centre given that the strategic options state that the character of the townscape should be protected by producing management plans for the Conservation Areas and that buildings / areas that are not currently designated as being within a Conservation Area should be sensitively redeveloped. These options are also likely to result in the town centre being more appealing to residents / visitors. The options that proposed new car parking (2B, 4B and 10B) may make the town centre more appealing to visitors. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Options 1E, 2C, 3C, 4D, 5D, 6D, 7D, 8D, 9D and 10D are to redevelop the site 'for any other use'. The effects of these options in relation to the vitality and viability of the town centre are therefore unknown. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Appendix G – Preferred Options Appraisal Tables

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| APPRAISAL TABLES KEY | | | |
|---|-----------------------------------|---|------------------------|
| Direct Effects | | Indirect Effects | |
|  | Major beneficial |  | Major beneficial |
|  | Minor beneficial |  | Minor beneficial |
|  | Potentially beneficial |  | Potentially beneficial |
|  | Potentially adverse |  | Potentially adverse |
|  | Minor adverse |  | Minor adverse |
|  | Major adverse |  | Major adverse |
|  | Potentially beneficial or adverse |  | No significant effect |











| Duration: |
|-------------------------|
| Temporary or Permanent |
| Short Term or Long Term |

| Geographical Scale: |
|----------------------------|
| Immediate |
| Local |
| District / Borough |
| Regional |
| National |
| International |






**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Strategic Spatial Option 2 | | | | |
|--|--|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Local | There is potential for the strategy to result in gardens for residences / improvements to the public realm. This may provide new habitat, potentially enhancing biodiversity. | Ensure that any gardens / improvements to the public realm incorporate natural habitats (e.g. ponds, trees and hedgerows). Habitats identified within the Biodiversity Action Plan (BAP) should be prioritised if practicable. |
| | ↓ | Permanent Long Term | Local | Although not forming part of the urban fringe or a protected site, the strategy is likely to result in the demolition of buildings that may currently provide habitat (e.g. for bats). There is also potential for vegetation (and therefore habitat) to be lost during construction works. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). |
| 2. Ensure health facilities are accessible for those in need. | ↑ | Permanent Long Term | Local | The strategy will result in new residential development throughout the town centre. These residences will be in close proximity to the healthcare facilities provided by the town centre. | Ensure that the capacity of local health facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| | ↓ | Permanent Long Term | Local | There is potential for additional residences within the town centre to adversely affect the current capacity of healthcare facilities. | |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↓ | Permanent Long Term | Local | There is potential that additional dwellings within the town centre will not be sustained by current facilities (e.g. healthcare, education and retail facilities) and utilities (e.g. water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. If considered necessary, incorporate a local convenience store within the development. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | Permanent Long Term | Regional | The strategy will result in new retail, leisure and residential development, and potentially new cultural development, within the town centre. This is likely to result in an overall increase in water demand once construction is complete. It is unknown whether new development will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a home / building users' guide which should provide tips on how to reduce water use. Developers should aim to achieve BREEAM 'Very Good' ratings under the relevant BREEAM schemes. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↓ | Permanent Long Term | Local | According to the Strategic Flood Risk Assessment (SFRA) for Rugeley, certain areas of the town centre are located within flood zones 2, 3a and 3b. Although redevelopment is unlikely to result in an increase in the proportion of impermeable surface (given that the majority of the town centre is currently developed), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented, including the need to safeguard a storage area upstream of the former A51. |
| 7. Improve roadside air quality / reduce traffic emissions. | ↓ | Temporary Short Term | Local | The strategy will result in construction vehicle movement which will contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| | ↓ | Permanent Long Term | Local | The strategy is likely to result in an increase in the number of cars travelling to, from and within the town centre. This is likely to contribute to increasing traffic emissions and decreasing air quality within the town centre. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Car sharing schemes should be encouraged. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). |
| | → | Permanent Long Term | Local | Rugeley contains a bus station and two railway stations: Rugeley Town railway station and Rugeley Trent Valley railway station. Residents / visitors are also able to get around the centre by foot or bicycle. This may encourage residents / visitors to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. | Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). For further reference see the 'Developer Contributions SPD' once adopted. |












**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Strategic Spatial Option 2 | | | | |
|--|---|----------------------|--------------------|---|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | The strategy will result in increased CO ₂ emissions from power generation during the construction works. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | The strategy will result in new retail, leisure and residential development, and potentially new cultural development, within the town centre. This is likely to result in an overall increase in CO ₂ emissions from power generation. It is unknown whether the new development will utilise renewable energy sources. | <p>Ensure that developments incorporate measures to reduce CO₂ emissions, for example by utilising on-site renewable energy generation or by ensuring the building has a contract in place with an energy supplier to provide energy from a 100% renewable energy source.</p> <p>Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate.</p> <p>Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme.</p> <p>Ensure the inclusion of a home / building users' guide which should provide tips on how to reduce energy use.</p> <p>Developers should aim to achieve a 'Very Good' rating under the relevant BREEAM scheme.</p> <p>For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4.</p> |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | The strategy will aim to enhance the existing Conservation Areas and the settings of Listed Buildings, and encourage the highest standards of design for new development. Renewal of, and improvements to, the town centre environment will also be pursued. It is therefore assumed that the new development will help to enhance the character and the quality of the townscape. | / |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The strategy is likely to result in the use of derelict land within the town centre for redevelopment; however, it is unknown whether redevelopment will involve decontamination of land. This cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within new development. There is potential for improvements to the town centre environment to involve provision of new greenspace; however, this cannot be confirmed at this stage. | <p>Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on any development sites. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines.</p> <p>Ensure that new development and improvements to the public realm incorporate elements of greenspace. See the 'Open Space, Sport and Recreation draft SPD' once adopted.</p> |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated. | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development throughout the town centre will incorporate the principles of sustainable design and construction. | <p>Ensure that the development incorporates the principles of sustainable design and construction. Developers should aim to achieve BREEAM 'Very Good' ratings under the relevant BREEAM schemes. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4.</p> |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | The strategy proposes new development that will involve the demolition of existing buildings. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | <p>Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill.</p> <p>Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit.</p> |
| |  | Permanent Long Term | District | The strategy will result in new retail, leisure and residential development, and potentially new cultural development, within the town centre. This is likely to result in an increase in the amount of waste produced throughout the town centre. It is unknown to what extent, if any, waste will be recycled by developments once they are operational. | Ensure the provision of adequate recycling and composting bins for new development. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | The strategy will result in new residential development throughout the town centre. These residences will be in close proximity to the educational facilities provided by the town centre (the town centre lies within the catchment area of Chancel Primary School and Hagley Park Sports College). | Ensure that the capacity of educational facilities can support the number of new residents. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| |  | Permanent Long Term | Local | There is potential for additional residences within the town centre to adversely affect the current capacity of educational facilities. | |












**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Strategic Spatial Option 2 | | | | |
|---|---|------------------------|--------------------|--|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | The strategy will result in the provision of new retail development on existing employment sites throughout the town centre, therefore contributing to regeneration of the local economy. | / |
| |  | Permanent Long Term | Local | The strategy will result in the provision of new residential development throughout the town centre. Some of this development will be on sites where the previous use has been for employment. This may adversely affect the local economy. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | The strategy will aim to enhance the existing Conservation Areas and the settings of Listed Buildings, and encourage the highest standards of design for new development. Renewal of, and improvements to the town centre environment will also be pursued. It is therefore assumed that the new development will help to enhance the appearance and therefore potentially the vitality of the town centre. The construction of new retail and leisure facilities, and potentially new cultural facilities may help to attract shoppers, visitors and businesses to the town centre, therefore potentially contributing to the viability of the local economy and the town centre as a whole. Increased activity at the canalside may also encourage passing pleasure boaters to visit the town, further contributing to the viability of the local economy and the town centre as a whole | / |
| |  | Permanent Long Term | Local | The construction of new residences may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. | |





**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 1 (Aelfgar Centre / Former Squash Courts, Taylors Lane) | | | | |
|--|--|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. |  | Permanent Long Term | Immediate | Should the new residential development incorporate soft landscaping / gardens, this may provide new habitat, potentially enhancing biodiversity. | Ensure that the development incorporates natural habitats (e.g. ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. |
| |  | Permanent Long Term | Immediate | Although not forming part of the urban fringe or a protected site, the redevelopment of site 1 will involve the demolition of existing buildings that may currently provide habitat (e.g. for bats). There is also potential for vegetation (and therefore habitat) on site to be lost. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). |
| 2. Ensure health facilities are accessible for those in need. |  | Permanent Long Term | Local | The new residences will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.1 miles from the site). | Ensure that the capacity of local health facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| |  | Permanent Long Term | Local | There is potential for an additional 70 dwellings (comprising town houses, semi detached housing and apartments) to adversely affect the current capacity of healthcare facilities. | |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. |  | Permanent Long Term | Local | There is potential that an additional 70 dwellings within the town centre (comprising town houses, semi detached housing and apartments) will not be sustained by current facilities (e.g. healthcare, education and retail facilities) and utilities (e.g. water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. If considered necessary, incorporate a local convenience store within the development. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. |  | Permanent Long Term | Regional | The replacement of the Aelfgar Centre (a college) and squash courts with residences will increase the overall water demand of the site once construction is complete. It is unknown whether new residences will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a home users' guide which should provide tips on how to reduce water use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. |  | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. |  | Permanent Long Term | Local | According to the SFRA for Rugeley, site 1 lies within flood zone 1 (low risk of flooding). Although redevelopment of the site is unlikely to result in an increase in the proportion of impermeable surface (given that the site is currently developed), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented. These include the requirement for a project level Flood Risk Assessment (FRA). |
| 7. Improve roadside air quality / reduce traffic emissions. |  | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| |  | Permanent Long Term | Local | The replacement of the Aelfgar Centre (a college) and squash courts with residences is likely to result in an increase in the number of cars travelling to, from and within the town centre. This is likely to contribute to increasing traffic emissions and decreasing air quality within the town centre. The site will also incorporate off street car parking, further encouraging use of the private car. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Car sharing schemes should be encouraged. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). |
| |  | Permanent Long Term | Local | The site is located within Rugeley Town Centre and therefore within walking and cycling distance of the facilities the town centre provides. There are also a number of bus stops within proximity of the site (Anson Street) and the bus station is within 500m. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage residents to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. | Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). For further reference see the 'Developer Contributions SPD' once adopted. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 1 (Aelfgar Centre / Former Squash Courts, Taylors Lane) | | | | |
|--|--|----------------------|--------------------|--|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions from power generation will be increased during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | It is unknown whether the replacement of the Aelfgar Centre (a college) and former squash courts with residences will result in an overall increase in CO ₂ emissions from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure that developments incorporate measures to reduce CO ₂ emissions, for example by utilising on-site renewable energy generation or by ensuring the building has a contract in place with an energy supplier to provide energy from a 100% renewable energy source. Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Ensure the inclusion of a home users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | The site does not lie within any of the five Conservation Areas within the town centre; however, the Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new residences will help to enhance the quality of the townscape. | The design of the new residences should consider the character of those buildings in the Conservation Areas in the immediate vicinity of the site (Rugeley Town Centre, Church Street and Sheep Fair / Bow Street Conservation Areas). |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The site currently comprises the Aelfgar Centre (a college) and some former squash courts. Given these uses it is unlikely that the site is significantly contaminated; however, this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated. | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the demolition of existing buildings on site. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. |
| |  | Permanent Long Term | District | The replacement of the Aelfgar Centre (a college) and squash courts with residences is likely to result in an increase in the amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins. At least three bins should be provided per home in a dedicated position (internal) for storage of recyclables. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | The replacement of the Aelfgar Centre (a college) with residences will result in the development of a replacement facility within 1.5km of the existing facility. This has the potential to result in improved facilities and therefore raise educational attainment in the District. | Construction of the new college should be completed before the existing one is closed. |
| |  | Permanent Long Term | Local | The new residences will be in close proximity to the educational facilities provided within Rugeley Town Centre. | Ensure that the capacity of educational facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| |  | Permanent Long Term | Local | There is potential for an additional 70 dwellings (comprising town houses, semi detached housing and apartments) to adversely affect the current capacity of educational facilities. | |











**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 1 (Aelfgar Centre / Former Squash Courts, Taylors Lane) | | | | |
|---|--|------------------------|--------------------|--|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether the new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | The site does currently provide some employment opportunities (staff for the college) but given that the facility is being replaced at a site within 1.5km of the existing site, it is unlikely that any of there will be a significant change in the number of employment opportunities available. However, redevelopment of the site will still result in the loss of a site that currently provides employment opportunities. | Ensure that staff at the existing college retain their jobs at the new college. Ensure that there are adequate employment opportunities within the town centre to support the increase in residents. |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | The Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new development will help to enhance the appearance and therefore potentially the vitality of the town centre. | The design of the new residences should consider the character of those buildings in the Conservation Areas in the immediate vicinity of the site (Rugeley Town Centre, Church Street and Sheep Fair / Bow Street Conservation Areas). |
| |  | Permanent Long Term | Local | The construction of new residences may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. | |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 2 (Land Adjacent to the Vine Public House) | | | | |
|--|---|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Immediate | Should the new development incorporate soft landscaping / gardens, this may provide new habitat, potentially enhancing biodiversity. | Ensure that the development incorporates natural habitats (e.g. ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. |
| | ↓ | Permanent Long Term | Immediate | Although not forming part of the urban fringe or a protected site, the redevelopment of site 2 will involve the loss of a car park which may contain vegetation that currently provides habitat. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). |
| 2. Ensure health facilities are accessible for those in need. | ↑ | Permanent Long Term | Local | The proposed flats will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.3 miles from the site) and the nearest major hospital with an A&E department is approximately 7.5 miles from the site. | Ensure that the capacity of local health facilities can support the number of residences proposed, taking into consideration that these are for the elderly. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| | ↓ | Permanent Long Term | Local | There is potential for an additional 16 flats for the elderly to adversely affect the current capacity of healthcare facilities. | |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↓ | Permanent Long Term | Local | There is potential that an additional 16 flats within the town centre will not be sustained by current facilities (e.g. healthcare and retail facilities) and utilities (e.g. water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed, taking into consideration that these are for the elderly. If necessary, developer contributions should be sought to ensure this. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | Permanent Long Term | Regional | The construction of 16 flats on an area of land that is currently a car park will increase the overall water demand of the site once construction is complete. It is unknown whether the flats will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a home users' guide which should provide tips on how to reduce water use. Developers should aim to achieve a BREEAM multi-residential 'Very Good' rating. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↕ | Permanent Long Term | Local | According to the SFRA for Rugeley, site 2 lies within flood zone 1 (low risk of flooding). Although redevelopment of the site is unlikely to result in an increase in the proportion of impermeable surface (given that the site is currently a car park), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented. These include the requirement for a project level Flood Risk Assessment (FRA). |
| 7. Improve roadside air quality / reduce traffic emissions. | ↓ | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| | ↓ | Permanent Long Term | Local | The construction of 16 flats on an area of land that is currently a car park is likely to result in an increase in the number of cars travelling to, from and within the town centre. The site will also incorporate car parking, further encouraging use of the private car. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). |
| | → | Permanent Long Term | Local | The site is located within Rugeley Town Centre and therefore within walking and cycling distance of the facilities the town centre provides. The bus station is within 300m. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage residents and visitors to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. | Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). For further reference see the 'Developer Contributions SPD' once adopted. |











**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 2 (Land Adjacent to the Vine Public House) | | | | |
|--|---|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions from power generation will be increased during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | The construction of 16 flats on an area of land that is currently a car park is likely to result in an overall increase in CO ₂ emissions from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure that developments incorporate measures to reduce CO ₂ emissions, for example by utilising on-site renewable energy generation or by ensuring the building has a contract in place with an energy supplier to provide energy from a 100% renewable energy source. Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Ensure the inclusion of a home users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve a BREEAM multi-residential 'Very Good' rating. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | The site lies within the Sheep Fair / Bow Street Conservation Area; however, the Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the flats will help to enhance the quality of the townscape. | The design of the new residences should consider the character of the Sheep Fair / Bow Street Conservation Area. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The site is currently a car park and it is therefore unlikely that it is significantly contaminated; however, this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated. | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the flats will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. Developers should aim to achieve a BREEAM multi-residential 'Very Good' rating. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the removal of the existing car park. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. |
| |  | Permanent Long Term | District | The construction of 16 flats on an area of land that is currently a car park is likely to result in an increase in the amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins. At least three bins should be provided per home in a dedicated position (internal) for storage of recyclables. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | / | / | No effects are anticipated. | / |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether the flats will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |











**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 2 (Land Adjacent to the Vine Public House) | | | | |
|---|---|------------------------|--------------------|--|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | ↔ | / | / | No effects are anticipated. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. | ↑ | Permanent Long Term | Local | The Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new flats will help to enhance the appearance and therefore potentially the vitality of the town centre. | The design of the new residences should consider the character of the Sheep Fair / Bow Street Conservation Area. |
| | → | Permanent Long Term | Local | The construction of new residences may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by shopping within the town centre. | |




**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 3 (Former Nursery Premises, Bow Street) | | | | |
|--|---|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. |  | Permanent Long Term | Immediate | Should the new residential development incorporate soft landscaping / gardens, this may provide new habitat, potentially enhancing biodiversity. | Ensure that the development incorporates natural habitats (e.g. ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. |
| |  | Permanent Long Term | Immediate | Although not forming part of the urban fringe or a protected site, the redevelopment of site 3 may result in the loss of existing habitat. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). |
| 2. Ensure health facilities are accessible for those in need. |  | Permanent Long Term | Local | The new residences will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.2 miles from the site). Given the small scale of the development (six apartments) it is considered that the capacity of existing facilities will be adequate. | / |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. |  | / | / | Given the small scale of the development (six apartments) it is considered that the capacity of existing facilities (e.g. healthcare, education and retail facilities) and utilities (e.g. water supply and sewage treatment works) will be adequate. | / |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. |  | Permanent Long Term | Regional | The replacement of the vacant nursery premises with residences will increase the overall water demand of the site once construction is complete. It is unknown whether new residences will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a home users' guide which should provide tips on how to reduce water use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. |  | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. |  | Permanent Long Term | Local | According to the SFRA for Rugeley, site 3 lies within flood zone 1 (low risk of flooding). Although redevelopment of the site is unlikely to result in an increase in the proportion of impermeable surface (given that the site is currently developed), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented. These include the requirement for a project level Flood Risk Assessment (FRA). |
| 7. Improve roadside air quality / reduce traffic emissions. |  | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| |  | Permanent Long Term | Local | The replacement of vacant nursery premises with residences is likely to result in an increase in the number of cars travelling to, from and within the town centre. This is likely to contribute to increasing traffic emissions and decreasing air quality within the town centre. The site will also incorporate car parking, further encouraging use of the private car. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Car sharing schemes should be encouraged. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). |
| |  | Permanent Long Term | Local | The site is located within Rugeley Town Centre and therefore within walking and cycling distance of the facilities the town centre provides. There are also a number of bus stops within proximity of the site (Anson Street) and the bus station is within 300m. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage residents to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. | Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). For further reference see the 'Developer Contributions SPD' once adopted. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 3 (Former Nursery Premises, Bow Street) | | | | |
|--|---|----------------------|--------------------|--|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions from power generation will be increased during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | The replacement of the vacant nursery premises with residences is likely to result in an overall increase in CO ₂ emissions from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure that developments incorporate measures to reduce CO ₂ emissions, for example by utilising on-site renewable energy generation or by ensuring the building has a contract in place with an energy supplier to provide energy from a 100% renewable energy source. Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Ensure the inclusion of a home users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | The site does not lie within any of the five Conservation Areas within the town centre; however, the Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new residences will help to enhance the quality of the townscape. | The design of the new residences should consider the character of those buildings in the Conservation Areas in the immediate vicinity of the site (Rugeley Town Centre and Sheep Fair / Bow Street Conservation Areas). |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The site currently comprises the former Bow Street nursery and it is therefore unlikely that it is significantly contaminated; however, this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated. | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the removal of the remains of the nursery. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. |
| |  | Permanent Long Term | District | The replacement of the vacant nursery premises with residences is likely to result in an increase in the amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins. At least three bins should be provided per home in a dedicated position (internal) for storage of recyclables. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | The new residences will be in close proximity to the educational facilities provided within Rugeley Town Centre. Given the small scale of the development (six apartments) it is considered that the capacity of existing facilities will be adequate. | / |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether the new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |












**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 3 (Former Nursery Premises, Bow Street) | | | | |
|---|---|------------------------|--------------------|--|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | The replacement of the vacant nursery premises with residences redevelopment will result in the loss of a site that has provided employment opportunities in the past. | Ensure that there are adequate employment opportunities within the town centre to support the increase in residents. |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | The Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new development will help to enhance the appearance and therefore potentially the vitality of the town centre. | The design of the new residences should consider the character of those buildings in the Conservation Areas in the immediate vicinity of the site (Rugeley Town Centre and Sheep Fair / Bow Street Conservation Areas). |
| |  | Permanent Long Term | Local | The construction of new residences may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. | |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 4 (Land Adjacent to the Red Lion Public House) | | | | |
|--|---|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Immediate | Should the new residential development incorporate soft landscaping / gardens, this may provide new habitat, potentially enhancing biodiversity. | Ensure that the development incorporates natural habitats (for example ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. |
| | ↓ | Permanent Long Term | Immediate | Although not forming part of the urban fringe or a protected site, the redevelopment of site 4 will involve the loss of a car park which may contain vegetation that currently provides habitat. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). |
| 2. Ensure health facilities are accessible for those in need. | ↑ | Permanent Long Term | Local | The new residences will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.2 miles from the site). | Ensure that the capacity of local health facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| | ↓ | Permanent Long Term | Local | There is potential for an additional 19 dwellings (comprising two and three storey flats) to adversely affect the current capacity of healthcare facilities. | |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↓ | Permanent Long Term | Local | There is potential that an additional 19 dwellings (comprising two and three storey flats) within the town centre will not be sustained by current facilities (for example healthcare and retail facilities) and utilities (for example water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. If considered necessary, incorporate a local convenience store within the development. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | Permanent Long Term | Regional | The construction of 19 dwellings on an area of land that is currently a car park will increase the overall water demand of the site once construction is complete. It is unknown whether new residences will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a home users' guide which should provide tips on how to reduce water use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↕ | Permanent Long Term | Local | According to the SFRA for Rugeley, the majority of site 4 lies within flood zone 1 (low risk of flooding). Although redevelopment of the site is unlikely to result in an increase in the proportion of impermeable surface (given that the site is currently a car park), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented. These include the requirement for a project level Flood Risk Assessment (FRA). |
| 7. Improve roadside air quality / reduce traffic emissions. | ↓ | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| | ↓ | Permanent Long Term | Local | The construction of 19 dwellings on an area of land that is currently a car park is likely to result in an increase in the number of cars travelling to, from and within the town centre. This is likely to contribute to increasing traffic emissions and decreasing air quality within the town centre. The site will also incorporate car parking, further encouraging use of the private car. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Car sharing schemes should be encouraged. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). |
| | → | Permanent Long Term | Local | The site is located within Rugeley Town Centre and therefore within walking and cycling distance of the facilities the town centre provides. There are also a number of bus stops within proximity of the site (Anson Street) and the bus station is within 500m. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage residents to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. | Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). For further reference see the 'Developer Contributions SPD' once adopted. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 4 (Land Adjacent to the Red Lion Public House) | | | | |
|--|---|----------------------|--------------------|--|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions from power generation will be increased during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | The construction of 19 dwellings on an area of land that is currently a car park is likely to result in an overall increase in CO ₂ emissions from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure that developments incorporate measures to reduce CO ₂ emissions, for example by utilising on-site renewable energy generation or by ensuring the building has a contract in place with an energy supplier to provide energy from a 100% renewable energy source. Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Ensure the inclusion of a home users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | The site does not lie within any of the five Conservation Areas within the town centre; however, the Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new residences will help to enhance the quality of the townscape. | The design of the new residences should consider the character of those buildings in the Conservation Areas in the vicinity of the site (Rugeley Town Centre, Church Street and Trent and Mersey Canal Conservation Areas). |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The site is currently a car park and it is therefore unlikely that it is significantly contaminated; however, this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated. | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the removal of the existing car park. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. |
| |  | Permanent Long Term | District | The construction of 19 dwellings on an area of land that is currently a car park is likely to result in an increase in the amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins. At least three bins should be provided per home in a dedicated position (internal) for storage of recyclables. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | The new residences will be in close proximity to the educational facilities provided within Rugeley Town Centre. | Ensure that the capacity of educational facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| |  | Permanent Long Term | Local | There is potential for an additional 19 dwellings (comprising two and three storey flats) to adversely affect the current capacity of educational facilities. | |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether the new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |












**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 4 (Land Adjacent to the Red Lion Public House) | | | | |
|---|---|------------------------|--------------------|--|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | ↔ | / | / | No effects are anticipated. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. | ↑ | Permanent Long Term | Local | The Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new development will help to enhance the appearance and therefore potentially the vitality of the town centre. | The design of the new residences should consider the character of those buildings in the Conservation Areas in the vicinity of the site (Rugeley Town Centre, Church Street and Trent and Mersey Canal Conservation Areas). |
| | → | Permanent Long Term | Local | The construction of new residences may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. | |




**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 5 (Market Street Garage) | | | | |
|--|---|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Immediate | Should the new residential development incorporate soft landscaping / gardens, this may provide new habitat, potentially enhancing biodiversity. | Ensure that the development incorporates natural habitats (for example ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. |
| | ↓ | Permanent Long Term | Immediate | Although not forming part of the urban fringe or a protected site, the redevelopment of site 5 will involve the demolition of existing buildings that may currently provide habitat (for example for bats). There is also potential for vegetation (and therefore habitat) on site to be lost. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). |
| 2. Ensure health facilities are accessible for those in need. | ↑ | Permanent Long Term | Local | The new residences will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.2 miles from the site). | Ensure that the capacity of local health facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| | ↓ | Permanent Long Term | Local | There is potential for an additional 23 dwellings (comprising semi detached housing and apartments) to adversely affect the current capacity of healthcare facilities. | |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↓ | Permanent Long Term | Local | There is potential for an additional 23 dwellings (comprising semi detached housing and apartments) within the town centre will not be sustained by current facilities (for example healthcare, education and retail facilities) and utilities (for example water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. If considered necessary, incorporate a local convenience store within the development. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | Permanent Long Term | Regional | The replacement of vacant Market Street Garage with 23 residences will increase the overall water demand of the site once construction is complete. It is unknown whether new residences will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a home users' guide which should provide tips on how to reduce water use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↕ | Permanent Long Term | Local | According to the SFRA for Rugeley, the majority of site 5 lies within flood zone 1 (low risk of flooding). Although redevelopment of the site is unlikely to result in an increase in the proportion of impermeable surface (given that the site is currently a garage), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented. These include the requirement for a project level Flood Risk Assessment (FRA). |
| 7. Improve roadside air quality / reduce traffic emissions. | ↓ | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| | ↓ | Permanent Long Term | Local | The replacement of the vacant Market Street Garage with 23 residences is likely to result in an increase in the number of cars travelling to, from and within the town centre. This is likely to contribute to increasing traffic emissions and decreasing air quality within the town centre. The site will also incorporate car parking, further encouraging use of the private car. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Car sharing schemes should be encouraged. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). |
| | → | Permanent Long Term | Local | The site is located within Rugeley Town Centre and therefore within walking and cycling distance of the facilities the town centre provides. There are also a number of bus stops within proximity of the site (Anson Street) and the bus station is within 500m. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage residents to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. | Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). For further reference see the 'Developer Contributions SPD' once adopted. |








**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 5 (Market Street Garage) | | | | |
|--|---|----------------------|--------------------|--|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions from power generation will be increased during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | The replacement of the vacant Market Street Garage with 23 residences is likely to result in an overall increase in CO ₂ emissions from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure that developments incorporate measures to reduce CO ₂ emissions, for example by utilising on-site renewable energy generation or by ensuring the building has a contract in place with an energy supplier to provide energy from a 100% renewable energy source. Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Ensure the inclusion of a home users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | The southernmost part of the site lies within the Rugeley Town Centre Conservation Area; however, the Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the dwellings will help to enhance the quality of the townscape. | The design of the new residences should consider the character of those buildings in the Rugeley Town Centre Conservation Area, and the other Conservation Areas in the vicinity of the site (Church Street and Trent and Mersey Canal). |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The site currently contains the former Market Street Garage. There is therefore potential for the site to be contaminated; however, this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated. | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the demolition of existing buildings on site. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. |
| |  | Permanent Long Term | District | The replacement of the vacant Market Street Garage with 23 residences is likely to result in an increase in the amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins. At least three bins should be provided per home in a dedicated position (internal) for storage of recyclables. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | The new residences will be in close proximity to the educational facilities provided within Rugeley Town Centre. | Ensure that the capacity of educational facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| |  | Permanent Long Term | Local | There is potential for an additional 23 dwellings (comprising semi detached housing and apartments) to adversely affect the current capacity of educational facilities. | |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether the new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |










**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 5 (Market Street Garage) | | | | |
|---|---|------------------------|--------------------|--|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | The replacement of the Market Street Garage with residences redevelopment of the site will result in the loss of a site that has provided employment opportunities in the past. | Ensure that there are adequate employment opportunities within the town centre to support the increase in residents. |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | The Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new development will help to enhance the appearance and therefore potentially the vitality of the town centre. | The design of the new residences should consider the character of those buildings in the Conservation Areas in the vicinity of the site (Rugeley Town Centre, Church Street and Trent and Mersey Canal Conservation Areas). |
| |  | Permanent Long Term | Local | The construction of new residences may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. | |









**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 6 (Rugeley Market Hall, Bus Station and Surrounding Area) | | | | |
|--|--|---------------------|--------------------|--|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. |  | Permanent Long Term | Immediate | Should the development incorporate any soft landscaping, this may provide new habitat, potentially enhancing biodiversity. | Ensure that the development incorporates natural habitats (for example ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. |
| |  | Permanent Long Term | Immediate | Although not forming part of the urban fringe or a protected site, the redevelopment of site 6 will involve the demolition of existing buildings that may currently provide habitat (for example for bats). There is also potential for vegetation (and therefore habitat) on site to be lost. According to the Strategic Flood Risk Assessment (SFRA) for Rugeley, Rising Brook passes through site 6. Construction works have the potential to negatively affect biodiversity associated with this feature. For example if oils / cementitious materials enter the watercourse. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). Precautions should be taken to ensure the water quality (and therefore any biodiversity that relies upon water quality) is protected. Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to protect surface water features. |
| 2. Ensure health facilities are accessible for those in need. |  | Permanent Long Term | Local | Should the development incorporate an element of residential development, these will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.2 miles from the site). The extent of any residential development is unknown at this time; however, there is potential that additional residences will exceed the capacity of current facilities. | Ensure that the capacity of local health facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. |  | Permanent Long Term | Local | Should the development incorporate an element of residential development, there is potential that these will not be sustained by current facilities (for example healthcare, education and retail facilities) and utilities (for example water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. |  | Permanent Long Term | Regional | It is unknown whether the redevelopment of the market hall and the surrounding area will result in an overall increase in the water demand of the site given that the uses will be similar. However, should the development incorporate an element of residential development this will increase the overall water demand of the site. It is unknown whether new development will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a building users' guide which should provide tips on how to reduce water use. Developers should aim to achieve a BREEAM Retail 'Very Good' rating. Should the development incorporate an element of residential development, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. |  | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. |  | Permanent Long Term | Local | According to the SFRA for Rugeley, at least 50% of site 6 lies within flood zones 2, 3a and 3b. Although redevelopment of the site is unlikely to result in an increase in the proportion of impermeable surface (given that the site is currently developed), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented. These include the requirement for a project level Flood Risk Assessment (FRA). |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 6 (Rugeley Market Hall, Bus Station and Surrounding Area) | | | | |
|--|--|----------------------|--------------------|--|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 7. Improve roadside air quality / reduce traffic emissions. |  | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| |  | Permanent Long Term | Local | The redevelopment of the existing Market Hall to provide a new large retail store and redeveloped Market Hall should result in an increase in the number of cars travelling to and from the site. In addition, should the development incorporate an element of residential development this will result in a further increase in the number of cars travelling to, from and within the town centre. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use. For example time restrictions and residential permits (if relevant). Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). |
| |  | Permanent Long Term | Local | The site has the potential to incorporate car parking; however, this has not yet been confirmed. Should this be the case, this may further encourage use of the private car. | |
| |  | Permanent Long Term | Local | The site is located within Rugeley Town Centre and is therefore within walking and cycling distance of residences within the town centre and other facilities the centre provides. The site incorporates the bus station and Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage visitors to the site to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. Should the development incorporate an element of residential development, these will be within walking and cycling distance of the facilities the town centre provides, as well as being well served by the public transport services described above. The reconfiguration of the bus station has potential to increase the number of people using the facility by improving the area. | |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions from power generation will be increased during the construction period. | |
| |  | Permanent Long Term | International | It is unknown whether the redevelopment of the market hall and the surrounding area will result in an overall increase in CO ₂ emissions from power generation given that the uses will be similar. However, should the development incorporate an element of residential development this will increase the overall CO ₂ emissions from the site. It is unknown whether the new development will utilise renewable energy sources. | Ensure that developments incorporate measures to reduce CO ₂ emissions, for example by utilising on-site renewable energy generation or by ensuring the building has a contract in place with an energy supplier to provide energy from a 100% renewable energy source. Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Ensure the inclusion of a building users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve a BREEAM Retail 'Very Good' rating. Should the development incorporate an element of residential development, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | Parts of the site lies within the Rugeley Town Centre Conservation Area; however, the Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the development will help to enhance the quality of the townscape. | The design of the new development should consider the character of those buildings within the Rugeley Town Centre Conservation Area. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | It is unknown whether the site is contaminated; this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | The reconfiguration of the bus station will not result in any additional services. | / |












**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 6 (Rugeley Market Hall, Bus Station and Surrounding Area) | | | | |
|--|--|-------------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. Developers should aim to achieve a BREEAM Retail 'Very Good' rating. Should the development incorporate an element of residential development, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the demolition of existing buildings on site. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. |
| |  | Permanent Long Term | District | It is unknown whether the redevelopment of the market hall and the surrounding area will result in an overall increase in the amount of waste produced on site given that the uses will be similar. However, should the development incorporate an element of residential development this is likely to increase the overall amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins for retail units and residences (if relevant). |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | Should the development incorporate an element of residential development, these will be in close proximity to the educational facilities provided within Rugeley Town Centre. The extent of any residential development is unknown at this time; however, there is potential for additional residences to adversely affect the current capacity of educational facilities. | Ensure that the capacity of educational facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether the new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | The redevelopment of the bus station, Market Hall and surrounding land to provide a replacement Market Hall, retail store and reconfigured bus station will ensure that an existing site that provides employment opportunities is protected, even if some additional residential development is incorporated at the site. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | The Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new development will help to enhance the appearance and therefore potentially the vitality of the town centre. The construction of new retail facilities and employment space may help to attract shoppers, visitors and businesses to the town centre, therefore potentially contributing to the viability of the local economy and the town centre as a whole. | The design of the new development should consider the character of those buildings in Rugeley Town Centre Conservation Area. |
| |  | Permanent Long Term | Local | Should the development incorporate an element of residential development, this may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. | |




**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 7 (Land off Wellington Drive) | | | | |
|--|--|----------------------|--------------------|--|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Immediate | Should the development incorporate any soft landscaping, this may provide new habitat, potentially enhancing biodiversity. | Ensure that the development incorporates natural habitats (for example ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. |
| | ↓ | Permanent Long Term | Immediate | Although not forming part of the urban fringe or a protected site, the redevelopment of site 7 will involve the demolition of existing buildings that may currently provide habitat (for example for bats). There is also potential for vegetation (and therefore habitat) on site to be lost. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). |
| 2. Ensure health facilities are accessible for those in need. | ↑ | Permanent Long Term | Local | The new residences will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.2 miles from the site). | Ensure that the capacity of local health facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| | ↓ | Permanent Long Term | Local | There is potential for an additional 41 apartments to adversely affect the current capacity of healthcare facilities. | |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↓ | Permanent Long Term | Local | There is potential that an additional 41 apartments within the town centre will not be sustained by current facilities (for example healthcare and retail facilities) and utilities (for example water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | Permanent Long Term | Regional | The redevelopment of the existing site to provide a new mixed use development (incorporating 41 apartments) is likely to increase the overall water demand of the site once construction is complete. It is unknown whether new development will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a building users' guide which should provide tips on how to reduce water use. Developers should aim to achieve a BREEAM 'Very Good' rating under the Retail and Offices schemes. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↕ | Permanent Long Term | Local | According to the SFRA for Rugeley, site 7 lies within flood zone 1 (low risk of flooding). Although redevelopment of the site is unlikely to result in an increase in the proportion of impermeable surface (given that the site is currently developed), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented. These include the requirement for a project level Flood Risk Assessment (FRA). |
| 7. Improve roadside air quality / reduce traffic emissions. | ↓ | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| | ↓ | Permanent Long Term | Local | The redevelopment of the existing site to provide a new mixed use development (incorporating 41 apartments) is likely to result in an increase in the number of cars travelling to, from and within the town centre. The site will also incorporate car parking, further encouraging use of the private car. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use. For example time restrictions and residential permits. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). |
| | → | Permanent Long Term | Local | The site is located within Rugeley Town Centre and is therefore within walking and cycling distance of residences within the town centre and other facilities the centre provides. The bus station is within 500m. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.6km of the site. This may encourage visitors to the site to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. Residences within the new mixed use development will be within walking and cycling distance of the facilities the town centre provides, as well as being well served by the public transport services described above. | |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 7 (Land off Wellington Drive) | | | | |
|--|---|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions from power generation will be increased during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | The redevelopment of the existing site to provide a new mixed use development (incorporating residences) is likely to result in an overall increase in CO ₂ emissions from power generation. It is unknown whether the new development will utilise renewable energy sources. | <p>Ensure that developments incorporate measures to reduce CO₂ emissions, for example by utilising on-site renewable energy generation or by ensuring the building has a contract in place with an energy supplier to provide energy from a 100% renewable energy source.</p> <p>Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate.</p> <p>Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme.</p> <p>Ensure the inclusion of a building users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve BREEAM 'Very Good' ratings under the Retail and Offices schemes. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4.</p> |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | Part of the site lies within the Rugeley Town Centre Conservation Area; however, the Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the development will help to enhance the quality of the townscape. | The design of the new development should consider the character of those buildings within the Rugeley Town Centre Conservation Area and the nearby Lichfield / Talbot Street Conservation Area. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | It is unknown whether the site is contaminated; this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | <p>Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines.</p> <p>Ensure that the development incorporates an element of greenspace. See the 'Open Space, Sport and Recreation draft SPD' once adopted.</p> |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | <p>Ensure that the development incorporates the principles of sustainable design and construction. Developers should aim to achieve BREEAM 'Very Good' ratings under the Retail and Offices schemes. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4.</p> |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the demolition of existing buildings on site. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | <p>Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill.</p> <p>Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit.</p> |
| |  | Permanent Long Term | District | The redevelopment of the existing site to provide a new mixed use development (incorporating residences) is likely to result in an increase in the amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins for retail units, offices and residences. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | The new residences will be in close proximity to the educational facilities provided within Rugeley Town Centre. | Ensure that the capacity of educational facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| |  | Permanent Long Term | Local | There is potential for an additional 41 apartments to adversely affect the current capacity of educational facilities. | |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether the new development will be designed to reduce crime and the fear of crime. | <p>Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development.</p> <p>Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership.</p> |











**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 7 (Land off Wellington Drive) | | | | |
|---|---|------------------------|--------------------|---|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | The redevelopment of the existing site to provide a new mixed use development will result in new employment opportunities, even though additional residential development is incorporated at the site. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | The Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new development will help to enhance the appearance and therefore potentially the vitality of the town centre. The construction of new retail facilities and employment space may help to attract shoppers, visitors and businesses to the town centre, therefore contributing to the viability of the local economy and the town centre as a whole. | The design of the new development should consider the character of those buildings within the Rugeley Town Centre Conservation Area and the nearby Lichfield / Talbot Street Conservation Area. |
| |  | Permanent Long Term | Local | The construction of new residences may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. | |



**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 8 (Former Celcon Blockworks Site, Leathermill Lane, and Surrounding Area) | | | | |
|--|--|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Immediate | Should the development incorporate any soft landscaping, this may provide new habitat, potentially enhancing biodiversity. | Ensure that the development incorporates natural habitats (for example ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. |
| | ↓ | Permanent Long Term | Immediate | Although not forming part of the urban fringe or a protected site, the redevelopment of site 8 will involve the demolition of existing buildings that may currently provide habitat (for example for bats). There is also potential for vegetation (and therefore habitat) on site to be lost. Construction works in the vicinity of the Trent and Mersey Canal and Rising Brook have the potential to negatively affect biodiversity associated with these features. For example if oils / cementitious materials enter these watercourses. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). Precautions should be taken to ensure the water quality (and therefore any biodiversity that relies upon water quality) is protected. Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to protect surface water features. |
| 2. Ensure health facilities are accessible for those in need. | ↔ | / | / | No effects are anticipated | / |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↔ | / | / | No effects are anticipated | / |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | Permanent Long Term | Regional | The development of a food superstore, pub / restaurant and employment uses on a site that currently predominantly comprises the vacant Celcon Blockworks buildings will increase the overall water demand of the site once construction is complete. It is unknown whether new development will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a home users' guide which should provide tips on how to reduce water use. Developers should aim to achieve a BREEAM 'Very Good' rating under the Retail and Offices schemes. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↕ | Permanent Long Term | Local | According to the SFRA for Rugeley, the majority of site 8 lies within flood zone 1 (low risk of flooding). Although redevelopment of the site is unlikely to result in an increase in the proportion of impermeable surface (given that the site is currently developed), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented. These include the requirement for a project level Flood Risk Assessment (FRA). |
| 7. Improve roadside air quality / reduce traffic emissions. | ↓ | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| | ↓ | Permanent Long Term | Local | The redevelopment of the existing site to provide a food superstore, a pub / restaurant and employment uses is likely to result in an increase in the number of cars travelling to, from and within the town centre. The site will also incorporate car parking, further encouraging use of the private car. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use. For example time restrictions. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). |
| | → | Permanent Long Term | Local | The site is located within Rugeley Town Centre and is therefore within walking and cycling distance of residences within the town centre and other facilities the centre provides. The bus station is within 750m of the site. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage visitors to the site to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. | |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 8 (Former Celcon Blockworks Site, Leathermill Lane, and Surrounding Area) | | | | |
|--|--|----------------------|--------------------|--|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions from power generation will be increased during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | The replacement of the vacant Celcon Blockworks buildings with a food superstore, a pub / restaurant and employment uses is likely to result in an overall increase in CO ₂ emissions from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure that developments incorporate measures to reduce CO ₂ emissions, for example by utilising on-site renewable energy generation or by ensuring the building has a contract in place with an energy supplier to provide energy from a 100% renewable energy source. Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Ensure the inclusion of a building users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve BREEAM 'Very Good' ratings under the relevant BREEAM schemes (potentially Retail and Offices). |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | Part of the site lies within the Trent and Mersey Canal Conservation Area; however, the Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the development will help to enhance the quality of the townscape. | The design of the new development should consider the character of the Trent and Mersey Canal Conservation Area. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The site currently contains the former Celcon Blockworks factory buildings. There is therefore potential for the site to be contaminated; however, this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. Developers should aim to achieve BREEAM 'Very Good' ratings under the Retail and Offices schemes. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the demolition of existing buildings on site. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. |
| |  | Permanent Long Term | District | The replacement of the vacant Celcon Blockworks buildings with a food superstore, a pub / restaurant and employment uses is likely to result in an increase in the amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins for retail units and offices. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | / | / | No effects are anticipated | / |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether the new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |












**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 8 (Former Celcon Blockworks Site, Leathermill Lane, and Surrounding Area) | | | | |
|---|--|------------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | The replacement of the vacant Celcon Blockworks buildings with a food superstore, a pub / restaurant and employment uses will ensure that a site that has provided employment opportunities in the past continues to do so. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | <p>The Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new development will help to enhance the appearance and therefore potentially the vitality of the town centre.</p> <p>The construction of new retail and leisure facilities and employment space may help to attract shoppers, visitors and businesses to the town centre, therefore contributing to the viability of the local economy and the town centre as a whole. Increased activity at the canalside may also encourage passing pleasure boaters to visit the town, further contributing to the viability of the local economy and the town centre as a whole</p> | The design of the new development should consider the character of the Trent and Mersey Canal Conservation Area. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 9 (Former Rugeley Health Centre, Horse Fair) | | | | |
|--|---|----------------------|--------------------|---|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Immediate | Should the development incorporate any soft landscaping, this may provide new habitat, potentially enhancing biodiversity. | Ensure that the development incorporates natural habitats (for example ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. |
| 2. Ensure health facilities are accessible for those in need. | ↑ | Permanent Long Term | Local | The proposed nursing home will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.2 miles from the site) and the nearest major hospital with an A&E department is approximately 7.5 miles from the site. | Ensure that the capacity of local health facilities can support the number of residences proposed, taking into consideration that these are for the elderly. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| | ↓ | Permanent Long Term | Local | There is potential for an additional 64 elderly people within the town centre to adversely affect the current capacity of healthcare facilities. | |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↓ | Permanent Long Term | Local | There is potential that an additional 64 elderly people within the town centre will not be sustained by current facilities (for example healthcare facilities) and utilities (for example water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed, taking into consideration that some of these are for the elderly. If necessary, developer contributions should be sought to ensure this. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | Permanent Long Term | Regional | The replacement of the former Rugeley Health Centre with a nursing home for 64 elderly people will increase the overall water demand of the site once construction is complete. It is unknown whether new residences will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a home users' guide which should provide tips on how to reduce water use. If possible, developers should aim to achieve a BREEAM multi-residential 'Very Good' rating. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↕ | Permanent Long Term | Local | According to the SFRA for Rugeley, site 9 lies within flood zone 1 (low risk of flooding). Although redevelopment of the site is unlikely to result in an increase in the proportion of impermeable surface (given that the site is currently developed), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented. These include the requirement for a project level Flood Risk Assessment (FRA). |
| 7. Improve roadside air quality / reduce traffic emissions. | ↓ | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| | ↓ | Permanent Long Term | Local | The replacement of the former Rugeley Health Centre with a nursing home for 64 elderly people is likely to result in an increase in the number of cars travelling to, from and within the town centre. The site will also incorporate car parking, further encouraging use of the private car. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. time restrictions). Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). |
| | → | Permanent Long Term | Local | The site is located within Rugeley Town Centre and therefore within walking and cycling distance of the facilities the town centre provides. The bus station is within 400m. Rugeley Town railway station is within 0.1km of the site and Rugeley Trent Valley railway station is within 2km of the site. This may encourage visitors to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. | Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). For further reference see the 'Developer Contributions SPD' once adopted. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 9 (Former Rugeley Health Centre, Horse Fair) | | | | |
|--|---|----------------------|--------------------|--|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions from power generation will be increased during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | The replacement of the former Rugeley Health Centre with a nursing home for 64 elderly people is likely to result in an overall increase in CO ₂ emissions from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure that developments incorporate measures to reduce CO ₂ emissions, for example by utilising on-site renewable energy generation or by ensuring the building has a contract in place with an energy supplier to provide energy from a 100% renewable energy source. Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Ensure the inclusion of a home users' guide which should provide tips on how to reduce energy use. If possible, developers should aim to achieve a BREEAM multi-residential 'Very Good' rating. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | The site does not lie within any of the five Conservation Areas within the town centre; however, the Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new residences will help to enhance the quality of the townscape. | The design of the new nursing home should consider the character of those buildings in the Lichfield / Talbot Street Conservation Area which lies adjacent to the site. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The site currently contains the former Rugeley Health Centre and it is therefore unlikely that it is significantly contaminated; however, this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. If possible, developers should aim to achieve a BREEAM multi-residential 'Very Good' rating. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. |
| |  | Permanent Long Term | District | The replacement of the former Rugeley Health Centre with a nursing home for 64 elderly people is likely to result in an increase in the amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins within the development. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | / | / | No effects are anticipated | / |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether the new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | The nursing home will provide some employment opportunities on a site that used to provide employment opportunities. | / |












**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 9 (Former Rugeley Health Centre, Horse Fair) | | | | |
|--|---|------------------------|--------------------|--|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. | ↑ | Permanent Long Term | Local | The Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new development will help to enhance the appearance and therefore potentially the vitality of the town centre. | The design of the new nursing home should consider the character of those buildings in the Lichfield / Talbot Street Conservation Area which lies adjacent to the site. |




**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 10 (St Joseph and Etheldreda's Church Car Park) | | | | |
|--|--|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Immediate | Should the development incorporate any soft landscaping, this may provide new habitat, potentially enhancing biodiversity. | Ensure that the development incorporates natural habitats (for example ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. |
| | ↓ | Permanent Long Term | Immediate | Although not forming part of the urban fringe or a protected site, the redevelopment of site 10 will involve the demolition of concrete units that may currently provide habitat (for example for bats). There is also potential for vegetation (and therefore habitat) on site to be lost. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). |
| 2. Ensure health facilities are accessible for those in need. | ↑ | Permanent Long Term | Local | The new residences will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.3 miles from the site). | Ensure that the capacity of local health facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| | ↓ | Permanent Long Term | Local | There is potential for an additional ten dwellings (comprising semi detached and terraced housing) to adversely affect the current capacity of healthcare facilities. | |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↓ | Permanent Long Term | Local | There is potential that an additional ten dwellings (comprising semi detached and terraced housing) within the town centre will not be sustained by current facilities (for example healthcare and retail facilities) and utilities (for example water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | Permanent Long Term | Regional | The construction of ten dwellings on an area of land that currently comprises a car park and some retail premises will increase the overall water demand of the site once construction is complete. It is unknown whether new residences will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a home users' guide which should provide tips on how to reduce water use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↓ | Permanent Long Term | Local | According to the SFRA for Rugeley, at least 50% of site 10 lies within flood zones 2, 3a and 3b. Although redevelopment of the site is unlikely to result in an increase in the proportion of impermeable surface (given that the site is currently developed), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented. These include the requirement for a project level Flood Risk Assessment (FRA). |
| 7. Improve roadside air quality / reduce traffic emissions. | ↓ | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| | ↓ | Permanent Long Term | Local | The construction of ten dwellings on an area of land that currently comprises a car park and some retail premises is likely to result in an increase in the number of cars travelling to, from and within the town centre. The site will also incorporate car parking, further encouraging use of the private car. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. time restrictions). Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). |
| | → | Permanent Long Term | Local | The site is located within Rugeley Town Centre and therefore within walking and cycling distance of the facilities the town centre provides. The bus station is within 500m of the site. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage residents and visitors to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. | Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). For further reference see the 'Developer Contributions SPD' once adopted. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**

| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 10 (St Joseph and Etheldreda's Church Car Park) | | | | |
|--|---|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions from power generation will be increased during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | The construction of ten dwellings on an area of land that currently comprises a car park and some retail premises is likely to result in an overall increase in CO ₂ emissions from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure that developments incorporate measures to reduce CO ₂ emissions, for example by utilising on-site renewable energy generation or by ensuring the building has a contract in place with an energy supplier to provide energy from a 100% renewable energy source. Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Ensure the inclusion of a home users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | The site lies within the Lichfield / Talbot Street Conservation Area; however, the Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the flats will help to enhance the quality of the townscape. | The design of the new residences should consider the character of the buildings within the Lichfield / Talbot Street Conservation Area. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The site currently contains a car park and some retail premises and it is therefore unlikely that it is significantly contaminated; however, this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the demolition of existing buildings on site. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. |
| |  | Permanent Long Term | District | The construction of ten dwellings on an area of land that currently comprises a car park and some retail premises is likely to result in an increase in the amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins. At least three bins should be provided per home in a dedicated position (internal) for storage of recyclables. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | The new residences will be in close proximity to the educational facilities provided within Rugeley Town Centre. | Ensure that the capacity of educational facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD' once adopted). |
| |  | Permanent Long Term | Local | There is potential for an additional ten dwellings (comprising semi detached and terraced housing) to adversely affect the current capacity of educational facilities. | |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether the new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Preferred Options Appraisal Tables**















| Sustainability Appraisal Objectives | Preferred Option: Opportunity Site 10 (St Joseph and Etheldreda's Church Car Park) | | | | |
|---|--|------------------------|--------------------|--|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | The replacement of retail premises with residences will result in the loss of a site that currently provides employment opportunities. | Ensure that there are adequate employment opportunities within the town centre to support the increase in residents. |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | The Preferred Option for the Strategic Spatial option specifies that the highest standards of design will be encouraged for all new development. It is therefore assumed that the new development will help to enhance the appearance and therefore potentially the vitality of the town centre. | The design of the new residences should consider the character of the buildings within the Lichfield / Talbot Street Conservation Area. |
| |  | Permanent Long Term | Local | The construction of new residences may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. | |



Appendix H – Pre-Publication Draft Appraisal Tables



**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| APPRAISAL TABLES KEY | | | |
|---|-----------------------------------|---|------------------------|
| Direct Effects | | Indirect Effects | |
|  | Major beneficial |  | Major beneficial |
|  | Minor beneficial |  | Minor beneficial |
|  | Potentially beneficial |  | Potentially beneficial |
|  | Potentially adverse |  | Potentially adverse |
|  | Minor adverse |  | Minor adverse |
|  | Major adverse |  | Major adverse |
|  | Potentially beneficial or adverse |  | No significant effect |












| Duration: |
|-------------------------|
| Temporary or Permanent |
| Short Term or Long Term |

| Geographical Scale: |
|----------------------------|
| Immediate |
| Local |
| District / Borough |
| Regional |
| National |
| International |








**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC1: Regeneration Strategy | | | | |
|--|------------------------------------|---------------------|--------------------|---|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Local | There is potential for the strategy to result in gardens for residences / improvements to the public realm. This may provide new habitat, potentially enhancing biodiversity. | Ensure that any gardens / improvements to the public realm incorporate natural habitats (e.g. ponds, trees and hedgerows). Habitats identified within the Biodiversity Action Plan (BAP) should be prioritised if practicable. Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Car sharing schemes should be encouraged. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). See Policies RTC3 and RTC10. |
| | → | Permanent Long Term | Local | Regeneration of the town centre may encourage residents / visitors to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and help to limit any resulting impacts on heathland within the Cannock Chase Special Area of Conservation (SAC). | Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). For further reference see the 'Developer Contributions SPD'. |
| | ↓ | Permanent Long Term | Local | The strategy is likely to result in the demolition of buildings that may currently provide habitat (e.g. for bats) and there is potential for loss of habitat / disturbance of wildlife during construction works. In addition, the strategy is likely to result in an increase in the number of cars travelling to, from and within the town centre. This may increase traffic emissions which may affect heathland within the Cannock Chase SAC. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). |
| 2. Ensure health facilities are accessible for those in need. | ↑ | Permanent Long Term | Local | The strategy will result in new residential development throughout the town centre. These residences will be in close proximity to the healthcare facilities provided within the town centre. | Ensure that the capacity of local health facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD'). |
| | ↓ | Permanent Long Term | Local | There is potential for additional residences within the town centre to adversely affect the current capacity of healthcare facilities. | |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↓ | Permanent Long Term | Local | There is potential that additional dwellings within the town centre will have an adverse effect upon the capacity of current facilities (e.g. healthcare, education and retail facilities) and utilities (e.g. water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. If considered necessary, incorporate a local convenience store within the development. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the proposed development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | Permanent Long Term | Regional | The strategy will result in new retail, leisure and residential development, and potentially new cultural development, within the town centre. This is likely to result in an overall increase in water demand once construction is complete. It is unknown whether new development will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that developments incorporate measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a home / building users' guide which should provide tips on how to reduce water use. Developers should aim to achieve minimum BREEAM 'Very Good' ratings under the relevant BREEAM schemes. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↓ | Permanent Long Term | Local | According to the Strategic Flood Risk Assessment (SFRA) for Rugeley, certain areas of the town centre are located within flood zones 2, 3a and 3b. Although redevelopment is unlikely to result in an increase in the proportion of impermeable surface (given that the majority of the town centre is currently developed), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented, including the need to safeguard a storage area upstream of the former A51. See Policy RTC11. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC1: Regeneration Strategy | | | | |
|--|---|----------------------|--------------------|--|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 7. Improve roadside air quality / reduce traffic emissions. |  | Temporary Short Term | Local | The strategy will result in construction vehicle movement which will contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that developers use contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| |  | Permanent Long Term | Local | The strategy is likely to result in an increase in the number of cars travelling to, from and within the town centre. This is likely to contribute to increasing traffic emissions and decreasing air quality within the town centre. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Car sharing schemes should be encouraged. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). See Policies RTC3 and RTC10. |
| |  | Permanent Long Term | Local | Rugeley contains a bus station and two railway stations: Rugeley Town railway station and Rugeley Trent Valley railway station. Residents / visitors are also able to get around the centre by foot or bicycle. Regeneration of the town centre may encourage residents / visitors to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. | Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). For further reference see the 'Developer Contributions SPD'. |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | The strategy will result in increased CO ₂ emissions and potentially air pollution from power generation during construction works. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | The strategy will result in new retail, leisure and residential development, and potentially new cultural development, within the town centre. This is likely to result in an overall increase in CO ₂ emissions and potentially air pollution from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Encourage the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Encourage the inclusion of a home / building users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve a minimum 'Very Good' rating under the relevant BREEAM scheme. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | The regeneration of the town centre (focusing on both the consolidation and improvement of the historic town centre, as well as new growth surrounding the existing town centre), should help to enhance the quality of the townscape and maintain local distinctiveness. | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The strategy is likely to result in the use of derelict land within the town centre for redevelopment; however, it is unknown whether redevelopment will involve decontamination of land. This cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within new development. There is potential for improvements to the town centre environment to involve provision of new greenspace; however, this cannot be confirmed at this stage. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on any development sites. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that new development and improvements to the public realm incorporate elements of greenspace. See Policy RTC3 and the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated. | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the proposed new developments throughout the town centre will incorporate the principles of sustainable design and construction. | Ensure that developments incorporate the principles of sustainable design and construction. See Policy RTC3. Developers should aim to achieve minimum 'Very Good' ratings under the relevant BREEAM schemes. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | The strategy proposes new development that will involve the demolition of existing buildings. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that developers use contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. See Policy RTC3. |
| |  | Permanent Long Term | District | The strategy will result in new retail, leisure and residential development, and potentially new cultural development, within the town centre. This is likely to result in an increase in the amount of waste produced throughout the town centre. It is unknown to what extent, if any, waste will be recycled by developments once they are operational. | Ensure the provision of adequate recycling and composting bins for new development. See Policy RTC3. |











**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC1: Regeneration Strategy | | | | |
|--|---|------------------------|--------------------|--|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | The strategy will result in new residential development throughout the town centre. These residences will be in close proximity to the educational facilities provided within the town centre (the town centre lies within the catchment area of Chancel Primary School and Hagley Park Sports College). | Ensure that the capacity of educational facilities can support the number of new residents. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD'). |
| |  | Permanent Long Term | Local | There is potential for additional residences within the town centre to adversely affect the current capacity of educational facilities. | |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | The strategy will result in the provision of new retail development on existing employment sites throughout the town centre, therefore contributing to regeneration of the local economy. | / |
| |  | Permanent Long Term | Local | The strategy will result in the provision of new residential development throughout the town centre. Some of this development will be on sites where the previous use has been for employment. This may adversely affect the local economy. | Ensure consideration is given to the potential need for relocation of the existing employment uses within the town centre. |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | The regeneration of the town centre (focusing on both the consolidation and improvement of the historic town centre, as well as new growth surrounding the existing town centre), should help to enhance the vitality of the town centre. The construction of new retail and leisure facilities, and potentially new cultural facilities may help to attract shoppers, visitors and businesses to the town centre, therefore potentially contributing to the viability of the local economy and the town centre as a whole. Increased activity at the canalside may also encourage passing pleasure boaters to visit the town, further contributing to the viability of the local economy and the town centre as a whole. | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. |
| |  | Permanent Long Term | Local | The construction of new residences may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. | |





**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC2: Town Centre Land Uses | | | | |
|--|------------------------------------|----------------------|--------------------|---|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Local | Should new leisure, community, cultural or recreational facilities incorporate any soft landscaping, this may provide new habitat, potentially enhancing biodiversity. Ensuring provision of cycle storage in connection with extensions or changes of use may help to encourage people to cycle instead of using the private car, therefore helping to reduce traffic emissions and limiting any resulting impacts on heathland within the Cannock Chase SAC. Not specifying that car parking will be required for such extensions / changes of use may help to restrict the number of car parking spaces available and therefore encourage people to find alternatives to the private car, further helping to limit any impacts on heathland within the Cannock Chase SAC. | Ensure that any gardens / improvements to the public realm incorporate natural habitats (e.g. ponds, trees and hedgerows). Habitats identified within the Biodiversity Action Plan (BAP) should be prioritised if practicable. Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Car sharing schemes should be encouraged. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). See Policies RTC3 and RTC10. Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). For further reference see the 'Developer Contributions SPD'. |
| | ↓ | Permanent Long Term | Local | The potential redevelopment of sites may involve the demolition of existing buildings that may currently provide habitat (for example for bats). There is also potential for loss of habitats / disturbance of wildlife on site. The construction of new leisure, community, cultural or recreational facilities is likely to result in an increase in the number of cars travelling to, from and within the town centre. This may increase traffic emissions which may affect heathland within the Cannock Chase SAC. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). |
| 2. Ensure health facilities are accessible for those in need. | ↔ | / | / | No effects are anticipated. | / |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↔ | / | / | No effects are anticipated. | / |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | Permanent Long Term | Regional | It is unknown whether new development will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that developments incorporate measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Developers should aim to achieve a minimum BREEM 'Very Good' rating. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↓ | Permanent Long Term | Local | According to the SFRA for Rugeley, certain areas of the town centre are located within flood zones 2, 3a and 3b. Although redevelopment is unlikely to result in an increase in the proportion of impermeable surface (given that the majority of the town centre is currently developed), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented and that site specific FRAs are carried out for new developments. See Policy RTC11. |
| 7. Improve roadside air quality / reduce traffic emissions. | ↓ | Temporary Short Term | Local | The construction of new leisure, community, cultural or recreational facilities will result in construction vehicle movement which will contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| | ↓ | Permanent Long Term | Local | The construction of new leisure, community, cultural or recreational facilities is likely to result in an increase in the number of cars travelling to, from and within the town centre. This is likely to contribute to increasing traffic emissions and decreasing air quality within the town centre. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Car sharing schemes should be encouraged. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. See Policies RTC3 and RTC10. |
| | ↑ | Permanent Long Term | Local | Ensuring provision of cycle storage in connection with extensions or changes of use may help to encourage people to cycle instead of using the private car. Not specifying that car parking will be required for such extensions / changes of use may help to restrict the number of car parking spaces available and therefore encourage people to find alternatives to the private car. | If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). See the 'Developer Contributions SPD'. |
| | → | Permanent Long Term | Local | Rugeley contains a bus station and two railway stations: Rugeley Town railway station and Rugeley Trent Valley railway station. Residents / visitors are also able to get around the centre by foot or bicycle. Retention of retail and development of leisure, community, cultural and recreation facilities within the town centre may encourage residents / visitors to use alternative methods of transport to the private car. This should help to reduce traffic emissions and improve roadside air quality. | |













**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC2: Town Centre Land Uses | | | | |
|--|---|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | The construction of new leisure, community, cultural or recreational facilities will result in increased CO ₂ emissions and potentially air pollution from power generation during construction works. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | The construction of new leisure, community, cultural or recreational facilities will likely result in an overall increase in CO ₂ emissions and potentially air pollution from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Encourage the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Encourage the inclusion of a home / building users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve a minimum 'Very Good' rating under the relevant BREEAM scheme. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | Supporting extensions to existing buildings only where the requirements of policy RTC3 are met will contribute to protecting and enhancing the character and quality of the townscape. | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The construction of new leisure, community, cultural or recreational facilities may result in the use of derelict land within the town centre for redevelopment; however, it is unknown whether redevelopment will involve decontamination of land. This cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on any development sites. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that new development and improvements to the public realm incorporate elements of greenspace. See Policy RTC3 and the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated. | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the proposed new developments throughout the town centre will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. Developers should aim to achieve minimum 'Very Good' ratings under the relevant BREEAM schemes. See Policy RTC3. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | The construction of new leisure, community, cultural or recreational facilities may involve the demolition of existing buildings. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. See Policy RTC3. |
| |  | Permanent Long Term | District | Ensuring provision of waste recycling facilities in connection with extensions or changes of use may help to reduce the total amount of waste sent to landfill by encouraging recycling. | / |
| |  | Permanent Long Term | District | The construction of new leisure, community, cultural or recreational facilities is likely to result in an increase in the amount of waste produced throughout the town centre. It is unknown to what extent, if any, waste will be recycled by developments once they are operational. | Ensure the provision of adequate recycling and composting bins for new development. See Policy RTC3. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | Depending on final use, the construction of new community facilities (such as a youth drop in centre) may be used for educational purposes and may help to raise aspirations. | Promote educational programmes within new community facilities. |







**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC2: Town Centre Land Uses | | | | |
|---|---|------------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | Only supporting uses which will not have an adverse impact upon the primary retail functioning within the town centre will help to protect existing employment sites and maintain the local economy. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | Only supporting uses which will not have an adverse impact upon the primary retail functioning within the town centre will help to maintain the viability of the town centre. | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. |
| |  | Permanent Long Term | Local | The construction of new leisure, community, cultural or recreational facilities may help to attract new residents / visitors to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. | |










**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC3: Urban Design Principles | | | | |
|--|---|---------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. |  | Permanent Long Term | Local | Promoting protection of the Trent and Mersey Canal's 'green' character and wildlife value, aiming to 'green' the urban town centre with tree planting, and improving biodiversity within the public realm should all help contribute to protecting and enhancing biodiversity. | Where possible, improvements to the public realm should involve the incorporation of natural habitats (e.g. ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. |
| |  | Permanent Long Term | Local | Extending and enhancing pedestrian links within and around the town centre may help to encourage people to walk as an alternative to using the private car, therefore helping to reduce traffic emissions. This may help to limit any resulting impacts on heathland within the Cannock Chase SAC. | Specify the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. See Policy RTC10. |
| 2. Ensure health facilities are accessible for those in need. |  | / | / | No effects are anticipated. | / |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. |  | / | / | No effects are anticipated. | / |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. |  | Permanent Long Term | Regional | Encouraging environmental best practice and sustainable construction may help to reduce water demand on construction projects and therefore help lower demand for abstractions. | Promote the incorporation of measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. |  | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. |  | Permanent Long Term | Local | Encouraging environmental best practice and sustainable construction may help to ensure that new development does not contribute to increasing flood risk. | Specify that the recommendations within the SFRA for Rugeley are implemented. These include the requirement for a project level FRA. See Policy RTC11. |
| 7. Improve roadside air quality / reduce traffic emissions. |  | Permanent Long Term | Local | Extending and enhancing pedestrian links within and around the town centre may help to encourage people to walk as an alternative to using the private car, therefore helping to reduce traffic emissions and improve roadside air quality. Enhancing the attractiveness of the town centre may also help to encourage walking over car use. In addition, encouraging sustainable construction may help to reduce the emissions associated with construction vehicles, for example, by designating specific routes for construction vehicles or restricting construction vehicle movements during peak hours. | Specify the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. See Policy RTC10. |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Permanent Long Term | International | Encouraging environmental best practice and sustainable construction may promote energy efficiency within new development (for example, by incorporating renewable technologies), therefore potentially reducing the CO ₂ emissions and air pollution associated with power generation. | Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Encourage the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Encourage the inclusion of a home / building users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve a minimum 'Very Good' rating under the relevant BREEAM scheme. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | Ensuring that new development and any changes to the public realm are in accordance with urban design principles should help to preserve and enhance the character and quality of the townscape. For example, by ensuring new development reflects the historic nature of the town centre and by promoting the re-use of traditional buildings. | / |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | Aiming to 'green' the urban town centre with tree planting, and improving biodiversity within the public realm should help to increase the amount of green space within the town centre. This has the potential to involve the conversion of derelict (and potentially contaminated) land into green space. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on any development sites. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. See the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | Permanent Long Term | Local | Promoting the extension and enhancement of public transport nodes within the town centre may help to increase the provision and use of public transport within and to and from the town centre. | Incorporate the use of 'real time' public transport service updates. See Policy RTC10. |












**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
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| Sustainability Appraisal Objectives | Policy RTC3: Urban Design Principles | | | | |
|--|---|------------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | Encouraging environmental best practice and the sustainable construction of all new developments will help to ensure their sustainability. | Ensure that developments incorporate the principles of sustainable design and construction. Developers should aim to achieve minimum 'Very Good' ratings under the relevant BREEM schemes. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Permanent Long Term | District | Ensuring that the town centre remains clean through appropriate waste management may help to promote the reduction, re-use and recycling of waste. | Maximise the use of recycling facilities. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | / | / | No effects are anticipated. | / |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | Encouraging the sustainable construction of new developments may involve the implementation of design features to help reduce crime, for example, ensuring that walkways and car parks are overlooked. In addition, the enhancement of pedestrian links through the town centre may result in improved lighting as well as encouraging increased use, both of which may contribute to reducing the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | / | / | No effects are anticipated. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | Ensuring that new development and any changes to the public realm are in accordance with urban design principles should help to enhance the town centre both visually and economically (in terms of attracting more visitors). This should help to contribute to both the vitality and the economic viability of the town centre. | / |







**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC4: Aelfgar Centre / Former Squash Courts, Taylors Lane | | | | |
|--|---|---------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. |  | Permanent Long Term | Local | The retention of Tree Preservation Order (TPO) trees within the site will help to protect existing biodiversity. In addition, should the new residential development incorporate soft landscaping / gardens, this may provide new habitat, potentially enhancing biodiversity. | Ensure that the development incorporates natural habitats (e.g. ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. See Policy RTC3. |
| |  | Permanent Long Term | Local | The site is located within Rugeley Town Centre and therefore within walking and cycling distance of the facilities the town centre provides. There are also a number of bus stops within proximity of the site (Anson Street) and the bus station is within 500m. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage residents to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and limiting any resulting impacts on heathland within the Cannock Chase SAC. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Car sharing schemes should be encouraged. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. See Policies RTC3 and RTC10. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). See the 'Developer Contributions SPD'. |
| |  | Permanent Long Term | Local | Although not forming part of the urban fringe or a protected site, the redevelopment of the site will involve the demolition of existing buildings that may currently provide habitat (e.g. for bats). There is also potential for ecological features other than the TPO trees on site to be lost. The construction of new residences is likely to result in an increase in the number of cars travelling to, from and within the town centre. This may increase traffic emissions which may affect heathland within the Cannock Chase SAC. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). |
| 2. Ensure health facilities are accessible for those in need. |  | Permanent Long Term | Local | The new residences will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.1 miles from the site). | Ensure that the capacity of local health facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD'). |
| |  | Permanent Long Term | Local | There is potential for an additional 30-40 dwellings per hectare (comprising a mixture of residential dwelling types) to adversely affect the current capacity of healthcare facilities. | |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. |  | Permanent Long Term | Local | There is potential that an additional 30-40 dwellings per hectare (comprising a mixture of residential dwelling types) will have an adverse effect upon the capacity of current facilities (e.g. healthcare, education and retail facilities) and utilities (e.g. water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. If considered necessary, incorporate a local convenience store within the development. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. |  | Permanent Long Term | Regional | The replacement of the Aelfgar Centre (a college) and squash courts with residences will increase the overall water demand of the site once construction is complete. It is unknown whether new residences will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a home users' guide which should provide tips on how to reduce water use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. |  | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. |  | Permanent Long Term | Local | According to the SFRA for Rugeley, this site lies within flood zone 1 (low risk of flooding). Although redevelopment of the site is unlikely to result in an increase in the proportion of impermeable surface (given that the site is currently developed), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented. These include the requirement for a project level FRA. See Policy RTC11. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
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| Sustainability Appraisal Objectives | Policy RTC4: Aelfgar Centre / Former Squash Courts, Taylors Lane | | | | |
|--|---|----------------------|--------------------|---|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 7. Improve roadside air quality / reduce traffic emissions. |  | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| |  | Permanent Long Term | Local | The construction of new residences is likely to result in an increase in the number of cars travelling to, from and within the town centre. This is likely to contribute to increasing traffic emissions and decreasing air quality within the town centre. The site will also incorporate off street car parking, further encouraging use of the private car. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Car sharing schemes should be encouraged. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). |
| |  | Permanent Long Term | Local | The site is located within Rugeley Town Centre and therefore within walking and cycling distance of the facilities the town centre provides. There are also a number of bus stops within proximity of the site (Anson Street) and the bus station is within 500m. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage residents to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. | Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. See Policies RTC3 and RTC10. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). See the 'Developer Contributions SPD'. |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions and air pollution from power generation will be increased during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | It is unknown whether the construction of new residences will result in an overall increase in CO ₂ emissions and air pollution from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Encourage the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Encourage the inclusion of a home users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | Ensuring that the development respects the adjacent Church Street Conservation Area (and the nearby Rugeley Town Centre and Sheep Fair/Bow Street Conservation Areas) in terms of design, materials, scale and massing will ensure that the site will contribute to protecting and enhancing the character and quality of the townscape. | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The site currently comprises the Aelfgar Centre (a college) and some former squash courts. Given these uses it is unlikely that the site is significantly contaminated; however, this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See Policy RTC3 and the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated. | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. See Policy RTC3. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the demolition of existing buildings on site. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. See Policy RTC3. |
| |  | Permanent Long Term | District | The replacement of the Aelfgar Centre (a college) and squash courts with residences is likely to result in an increase in the amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins. At least three bins should be provided per home in a dedicated position (internal) for storage of recyclables. See Policy RTC3. |












**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
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| Sustainability Appraisal Objectives | Policy RTC4: Aelfgar Centre / Former Squash Courts, Taylors Lane | | | | |
|--|---|------------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | The new residences will be in close proximity to the educational facilities provided within Rugeley Town Centre. | Ensure that the capacity of educational facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD'). |
| |  | Permanent Long Term | Local | There is potential for an additional 30-40 dwellings per hectare (comprising a mixture of residential dwelling types) to adversely affect the current capacity of educational facilities. | |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether the new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | / | / | No effects are anticipated. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | Ensuring that the development respects the adjacent Church Street Conservation Area (and the nearby Rugeley Town Centre and Sheep Fair/Bow Street Conservation Areas) in terms of design, materials, scale and massing will help to enhance the appearance and therefore potentially the vitality of the town centre. | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. |
| |  | Permanent Long Term | Local | The construction of new residences may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. This should help to contribute to both the vitality and the economic viability of the town centre | |







**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC5: Market Street Garage | | | | |
|--|-----------------------------------|---------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Local | Should the new residential development incorporate soft landscaping / gardens, this may provide new habitat, potentially enhancing biodiversity. | Ensure that the development incorporates natural habitats (for example ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. See Policy RTC3. |
| | → | Permanent Long Term | Local | The site is located within Rugeley Town Centre and therefore within walking and cycling distance of the facilities the town centre provides. There are also a number of bus stops within proximity of the site (Anson Street) and the bus station is within 500m. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage residents to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and limiting any resulting impacts on heathland within the Cannock Chase SAC. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Car sharing schemes should be encouraged. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. See Policies RTC3 and RTC10. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). See the 'Developer Contributions SPD'. |
| | ↓ | Permanent Long Term | Local | Although not forming part of the urban fringe or a protected site, the redevelopment of the site will involve the demolition of existing buildings that may currently provide habitat (for example for bats). There is also potential for vegetation (and therefore habitat) on site to be lost. The construction of new residences is likely to result in an increase in the number of cars travelling to, from and within the town centre. This may increase traffic emissions which may affect heathland within the Cannock Chase SAC. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). |
| 2. Ensure health facilities are accessible for those in need. | ↑ | Permanent Long Term | Local | The new residences will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.2 miles from the site). | Ensure that the capacity of local health facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. See the 'Developer Contributions SPD'. |
| | ↓ | Permanent Long Term | Local | There is potential for an additional 30-40 dwellings per hectare (comprising a mixture of residential dwelling types) to adversely affect the current capacity of healthcare facilities. | |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↓ | Permanent Long Term | Local | There is potential that an additional 30-40 dwellings per hectare (comprising a mixture of residential dwelling types) within the town centre will affect the capacity of current facilities (for example healthcare, education and retail facilities) and utilities (for example water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. If considered necessary, incorporate a local convenience store within the development. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | Permanent Long Term | Regional | The replacement of vacant Market Street Garage with residences will increase the overall water demand of the site once construction is complete. It is unknown whether new residences will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a home users' guide which should provide tips on how to reduce water use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↕ | Permanent Long Term | Local | According to the SFRA for Rugeley, the majority of this site lies within flood zone 1 (low risk of flooding). Although redevelopment of the site is unlikely to result in an increase in the proportion of impermeable surface (given that the site is currently a garage), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented. These include the requirement for a project level FRA. See Policy RTC11. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
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| Sustainability Appraisal Objectives | Policy RTC5: Market Street Garage | | | | |
|--|---|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 7. Improve roadside air quality / reduce traffic emissions. |  | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| |  | Permanent Long Term | Local | The replacement of the vacant Market Street Garage with residences is likely to result in an increase in the number of cars travelling to, from and within the town centre. This is likely to contribute to increasing traffic emissions and decreasing air quality within the town centre. The site will also incorporate car parking, further encouraging use of the private car. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use (e.g. residential permits and time restrictions). Car sharing schemes should be encouraged. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). |
| |  | Permanent Long Term | Local | The site is located within Rugeley Town Centre and therefore within walking and cycling distance of the facilities the town centre provides. There are also a number of bus stops within proximity of the site (Anson Street) and the bus station is within 500m. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage residents to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. | Ensure improvements to public transport infrastructure (e.g. bus stops) where necessary to promote use of public transport. See Policies RTC3 and RTC10. If necessary, developer contributions should be sought to ensure this (see the 'Parking Standards, Travel Plans and Developer Contributions for Sustainable Transport SPD'). See the 'Developer Contributions SPD'. |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions and air pollution from power generation will be increased during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce CO ₂ emissions from construction machinery. |
| |  | Permanent Long Term | International | The replacement of the vacant Market Street Garage with residences is likely to result in an overall increase in CO ₂ emissions and air pollution from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Encourage the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Encourage the inclusion of a home users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | Ensuring that the development respects the Listed Buildings on the opposite side of Market Street in terms of design, materials, scale and massing, will ensure that the site will contribute to protecting and enhancing the character and quality of the townscape. | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The site currently contains the former Market Street Garage. There is therefore potential for the site to be contaminated; however, this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See Policy RTC3 and the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated. | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. See Policy RTC3. Developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the demolition of existing buildings on site. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. See Policy RTC3. |
| |  | Permanent Long Term | District | The replacement of the vacant Market Street Garage with residences is likely to result in an increase in the amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins. At least three bins should be provided per home in a dedicated position (internal) for storage of recyclables. See Policy RTC3. |










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| Sustainability Appraisal Objectives | Policy RTC5: Market Street Garage | | | | |
|--|---|---------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | The new residences will be in close proximity to the educational facilities provided within Rugeley Town Centre. | Ensure that the capacity of educational facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. See the 'Developer Contributions SPD'. |
| |  | Permanent Long Term | Local | There is potential that for an additional 30-40 dwellings per hectare (comprising a mixture of residential dwelling types) to adversely affect the current capacity of educational facilities. | |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether the new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | Ensuring that development proposals seek to identify suitable alternative sites or premises for existing business tenants will prevent the loss of an existing employment site and help to sustain the local economy. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | Ensuring that the development respects the Listed Buildings on the opposite side of Market Street in terms of design, materials, scale and massing, will ensure that the site will further will ensure that the site will help to enhance the appearance and therefore potentially the vitality of the town centre. | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. |
| |  | Permanent Long Term | Local | The construction of new residences may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. | |









**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
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| Sustainability Appraisal Objectives | Policy RTC6: Rugeley Market Hall, Bus Station and Surrounding Area | | | | |
|--|--|------------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Local | Should the development incorporate any soft landscaping, this may provide new habitat, potentially enhancing biodiversity. The reconfiguration of the bus station has potential to increase the number of people using the facility by improving the area. Provision of cycle facilities and a new safe pedestrian thoroughfare may also contribute to encouraging alternative methods of transport to the private car. Together, these may help to reduce traffic emissions and limit any resulting impacts on heathland within the Cannock Chase SAC. | Ensure that the development incorporates natural habitats (for example ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. See Policy RTC3. |
| | → | Permanent Long Term | Local | The site is located within Rugeley Town Centre and is therefore within walking and cycling distance of residences within the town centre and other facilities the centre provides. The site incorporates the bus station and Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage visitors to the site (and potentially new residents) to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and limiting any resulting impacts on heathland within the Cannock Chase SAC. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use. For example time restrictions and residential permits (if relevant). See Policy RTC10. |
| | ↓ | Permanent Long Term | Local | Although not forming part of the urban fringe or a protected site, the redevelopment of the site will involve the demolition of existing buildings that may currently provide habitat (for example for bats). There is also potential for loss of habitats / disturbance of wildlife on site. According to the SFRA for Rugeley, Rising Brook passes through the site. Construction works have the potential to negatively affect biodiversity associated with this feature. For example if oils / cementitious materials enter the watercourse. In addition, the redevelopment of the existing Market Hall to provide a new large 'anchor' store and redeveloped Market Hall is likely to result in an increase in the number of cars travelling to and from the site. This may increase traffic emissions which may affect heathland within the Cannock Chase SAC. The site will (in addition to replacing any car parking spaces lost) incorporate additional car parking which may further encourage car use. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). Precautions should be taken to ensure the water quality (and therefore any biodiversity that relies upon water quality) is protected. Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to protect surface water features. |
| 2. Ensure health facilities are accessible for those in need. | ↕ | Permanent Long Term | Local | Should the development incorporate an element of residential development, these will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.2 miles from the site). The extent of any residential development is unknown at this time; however, there is potential that additional residences will exceed the capacity of current facilities. | Ensure that the capacity of local health facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD'). |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↕ | Permanent Long Term | Local | Should the development incorporate an element of residential development, there is potential that these will affect the capacity of current facilities (for example healthcare, education and retail facilities) and utilities (for example water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | Permanent Long Term | Regional | It is unknown whether the redevelopment of the market hall and the surrounding area will result in an overall increase in the water demand of the site given that the uses will be similar. However, should the development incorporate an element of residential development this will increase the overall water demand of the site. It is unknown whether new development will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Encourage the inclusion of a building users' guide which should provide tips on how to reduce water use. Developers should aim to achieve a minimum BREEAM Retail 'Very Good' rating. Should the development incorporate an element of residential development, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↑ | Permanent Long Term | Local | Ensuring that the development will take into account the requirements of the SFRA (including the implementation of flood alleviation measures on land west of Western Springs Road and the potential to deculvert the Rising Brook) and undertaking a site specific FRA will help to ensure that the development will not increase flood risk. | / |










**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC6: Rugeley Market Hall, Bus Station and Surrounding Area | | | | |
|--|---|----------------------|--------------------|---|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 7. Improve roadside air quality / reduce traffic emissions. |  | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| |  | Permanent Long Term | Local | The redevelopment of the existing Market Hall to provide a new large 'anchor' store and redeveloped Market Hall is likely to result in an increase in the number of cars travelling to and from the site. In addition, should the development incorporate an element of residential development this will result in a further increase in the number of cars travelling to, from and within the town centre. In addition, the site will (in addition to replacing any car parking spaces lost) incorporate additional car parking which may further encourage car use. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use. For example time restrictions and residential permits (if relevant). See Policy RTC10. |
| |  | Permanent Long Term | Local | The reconfiguration of the bus station has potential to increase the number of people using the facility by improving the area. Provision of cycle facilities and a new safe pedestrian thoroughfare may also contribute to encouraging alternative methods of transport to the private car. | |
| |  | Permanent Long Term | Local | The site is located within Rugeley Town Centre and is therefore within walking and cycling distance of residences within the town centre and other facilities the centre provides. The site incorporates the bus station and Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage visitors to the site to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. Should the development incorporate an element of residential development, these will be within walking and cycling distance of the facilities the town centre provides, as well as being well served by the public transport services described above. | |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions and potentially air pollution from power generation will be increased during the construction period. | |
| |  | Permanent Long Term | International | It is unknown whether the redevelopment of the market hall and the surrounding area will result in an overall increase in CO ₂ emissions and air pollution from power generation given that the uses will be similar. However, should the development incorporate an element of residential development this will increase the overall CO ₂ emissions from the site. It is unknown whether the new development will utilise renewable energy sources. | Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Encourage the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Encourage the inclusion of a building users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve a minimum BREEAM Retail 'Very Good' rating. Should the development incorporate an element of residential development, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | Redevelopment of the market hall and the surrounding area may have an effect upon the character and quality of the townscape, depending on the design of the scheme. | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. The design of the new development should particularly consider the character of those buildings within the Rugeley Town Centre Conservation Area. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | It is unknown whether the site is contaminated; this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See Policy RTC3 and the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | Permanent Long Term | District | The provision of a revised bus station facility is likely to improve public transport facilities within the town centre; however, it is unknown whether the number of services will actually be increased. | / |











**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC6: Rugeley Market Hall, Bus Station and Surrounding Area | | | | |
|--|---|-------------------------|--------------------|--|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. See policy RTC3. Developers should aim to achieve a minimum BREEAM Retail 'Very Good' rating. Should the development incorporate an element of residential development, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the demolition of existing buildings on site. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. See Policy RTC3. |
| |  | Permanent Long Term | District | It is unknown whether the redevelopment of the market hall and the surrounding area will result in an overall increase in the amount of waste produced on site given that the uses will be similar. However, should the development incorporate an element of residential development this is likely to increase the overall amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins for retail units and residences (if relevant). See Policy RTC3. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | Should the development incorporate an element of residential development, these will be in close proximity to the educational facilities provided within Rugeley Town Centre. The extent of any residential development is unknown at this time; however, there is potential for additional residences to adversely affect the current capacity of educational facilities. | Ensure that the capacity of educational facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. See the 'Developer Contributions SPD'. |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | Provision of enhanced / additional CCTV around the new development will help to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | The redevelopment of the bus station, Market Hall and surrounding land to provide a replacement Market Hall, retail store and reconfigured bus station will ensure that an existing site which provides employment opportunities is protected, even if some additional residential development is incorporated at the site. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | The construction of new retail facilities and employment space may help to attract shoppers, visitors and businesses to the town centre, therefore potentially contributing to the viability of the local economy and the town centre as a whole. | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. The design of the new development should particularly consider the character of those buildings within the Rugeley Town Centre Conservation Area. |
| |  | Permanent Long Term | Local | Should the development incorporate an element of residential development, this may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. | |








**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC7: Land at Wellington Drive | | | | |
|--|---|---------------------|--------------------|--|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. |  | Permanent Long Term | Immediate | Additional tree planting along pedestrian routes will help to provide new habitat, potentially enhancing biodiversity. The new development may also incorporate soft landscaping, further contributing to enhancing biodiversity. | Ensure that the development incorporates natural habitats (for example ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. See Policy RTC3. |
| |  | Permanent Long Term | Local | The inclusion of cycle parking within the new development may help to encourage people to cycle instead of using the private car. This may encourage residents to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and limiting any resulting impacts on heathland within the Cannock Chase SAC. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use. For example time restrictions and residential permits. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points). See Policies RTC3 and RTC10. |
| |  | Permanent Long Term | Local | The site is located within Rugeley Town Centre and is therefore within walking and cycling distance of residences within the town centre and other facilities the centre provides. The bus station is within 500m. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.6km of the site. This may encourage visitors to the site (and potentially new residents) to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and limiting any resulting impacts on heathland within the Cannock Chase SAC. | |
| |  | Permanent Long Term | Local | Although not forming part of the urban fringe or a protected site, the redevelopment of the site will involve the demolition of existing buildings that may currently provide habitat (for example for bats). There is also potential for loss of habitats / disturbance of wildlife on site. The redevelopment of the existing site to provide a new mixed use development is likely to result in an increase in the number of cars travelling to, from and within the town centre. The site will also incorporate car parking, further encouraging use of the private car. This may increase traffic emissions which may affect heathland within the Cannock Chase SAC. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). |
| 2. Ensure health facilities are accessible for those in need. |  | Permanent Long Term | Local | Should the development incorporate an element of residential development, these will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.2 miles from the site). The extent of any residential development is unknown at this time; however, there is potential that additional residences will exceed the capacity of current facilities. | Ensure that the capacity of local health facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. See the 'Developer Contributions SPD'. |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. |  | Permanent Long Term | Local | Should the development incorporate an element of residential development, there is potential that these will affect the capacity of current facilities (for example healthcare, education and retail facilities) and utilities (for example water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. |  | Permanent Long Term | Regional | The redevelopment of the existing site to provide a new mixed use development will increase the overall water demand of the site once construction is complete. It is unknown whether new development will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Encourage the inclusion of a building users' guide which should provide tips on how to reduce water use. Developers should aim to achieve a minimum BREEAM 'Very Good' rating. Should the development incorporate an element of residential development, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 5. Reduce Nitrate levels in the Districts rivers. |  | / | / | No effects are anticipated | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. |  | Permanent Long Term | Local | Ensuring that a site specific FRA is undertaken will help to ensure that the development will not increase flood risk. | / |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC7: Land at Wellington Drive | | | | |
|--|---|----------------------|--------------------|---|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 7. Improve roadside air quality / reduce traffic emissions. |  | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| |  | Permanent Long Term | Local | The redevelopment of the existing site to provide a new mixed use development is likely to result in an increase in the number of cars travelling to, from and within the town centre. The site will also incorporate car parking, further encouraging use of the private car. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use. For example time restrictions and residential permits. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points). See Policies RTC3 and RTC10. |
| |  | Permanent Long Term | Local | The inclusion of cycle parking within the new development may help to encourage people to cycle instead of using the private car. | |
| |  | Permanent Long Term | Local | The site is located within Rugeley Town Centre and is therefore within walking and cycling distance of residences within the town centre and other facilities the centre provides. The bus station is within 500m. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.6km of the site. This may encourage visitors to the site to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. Any potential residences within the new mixed use development will be within walking and cycling distance of the facilities the town centre provides, as well as being well served by the public transport services described above. | |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions and potentially air pollution from power generation will be increased during the construction period. | |
| |  | Permanent Long Term | International | The redevelopment of the existing site to provide a new mixed use development (potentially incorporating residences) is likely to result in an overall increase in CO ₂ emissions and potentially air pollution from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Ensure the inclusion of a building users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve minimum BREEAM 'Very Good' ratings under the Retail and Offices schemes. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | Redevelopment of the market hall and the surrounding area may have an effect upon the character and quality of the townscape, depending on the design of the scheme. | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. The design of the new development should consider the character of those buildings within the Rugeley Town Centre Conservation Area and the nearby Lichfield / Talbot Street Conservation Area. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | It is unknown whether the site is contaminated; this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See Policy RTC3 and the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. See Policy RTC3. Developers should aim to achieve minimum BREEAM 'Very Good' ratings under the Retail and Offices schemes. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |











**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
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| Sustainability Appraisal Objectives | Policy RTC7: Land at Wellington Drive | | | | |
|--|---|----------------------|--------------------|--|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the demolition of existing buildings on site. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. See Policy RTC3. |
| |  | Permanent Long Term | District | The redevelopment of the existing site to provide a new mixed use development (potentially incorporating residences) is likely to result in an increase in the amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins for retail units, offices and residences. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | Should the development incorporate an element of residential development, these will be in close proximity to the educational facilities provided within Rugeley Town Centre. The extent of any residential development is unknown at this time; however, there is potential for additional residences to adversely affect the current capacity of educational facilities. | Ensure that the capacity of educational facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD'). |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | It is unknown whether the new development will be designed to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | The redevelopment of the existing site to provide a new mixed use development will result in new employment opportunities. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | The construction of new retail facilities and employment space may help to attract shoppers, visitors and businesses to the town centre, therefore potentially contributing to the viability of the local economy and the town centre as a whole. | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. The design of the new development should consider the character of those buildings within the Rugeley Town Centre Conservation Area and the nearby Lichfield / Talbot Street Conservation Area. |
| |  | Permanent Long Term | Local | Should the development incorporate an element of residential development, this may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. | |







**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC8: Former Celcon Blockworks Site, Leathermill Lane/Trent and Mersey Canal Corridor | | | | |
|--|--|---------------------|--------------------|---|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Local | Seeking developer contributions towards provision of public space may contribute to enhancing biodiversity through the creation of green space. The new development may also incorporate soft landscaping, further contributing to enhancing biodiversity. The inclusion of a pedestrian / cycle priority route between the new leisure destination and the town centre may help to encourage people to use alternate means of transport to the private car. Enhanced public transport access, cycle parking facilities and a dedicated pedestrian / cycle route between the new retail store and the town centre may further contribute to encouraging less use of the private car. This may help to reduce traffic emissions and limit any resulting impacts on heathland within the Cannock Chase SAC. | Ensure that the development incorporates natural habitats (for example ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. See Policy RTC3. |
| | → | Permanent Long Term | Local | The site is located within Rugeley Town Centre and is therefore within walking and cycling distance of residences within the town centre and other facilities the centre provides. The bus station is within 750m of the site. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage visitors to the site (and potentially new residents) to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and limiting any resulting impacts on heathland within the Cannock Chase SAC. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use. For example time restrictions. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). See Policies RTC3 and RTC10. |
| | ↓ | Permanent Long Term | Local | Although not forming part of the urban fringe or a protected site, the redevelopment of the site will involve the demolition of existing buildings that may currently provide habitat (for example for bats). There is also potential for loss of habitat / disturbance of wildlife on site. Construction works in the vicinity of the Trent and Mersey Canal and Rising Brook have the potential to negatively affect biodiversity associated with these features. For example if oils / cementitious materials enter these watercourses. The redevelopment of the existing site to provide a new leisure destination and a food superstore, along with other uses, (potentially including residential, A1, A2, A3, A4, A5 or B1 uses) is likely to result in an increase in the number of cars travelling to, from and within the town centre. The site will also incorporate car parking, further encouraging use of the private car. This may increase traffic emissions which may affect heathland within the Cannock Chase SAC. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). Precautions should be taken to ensure the water quality (and therefore any biodiversity that relies upon water quality) is protected. Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to protect surface water features. See Policy RTC3. |
| 2. Ensure health facilities are accessible for those in need. | ↕ | Permanent Long Term | Local | Should the development incorporate an element of residential development, these will be in close proximity to the health facilities provided within Rugeley Town Centre (the nearest GP is 0.2 miles from the site). The extent of any residential development is unknown at this time; however, there is potential that additional residences will exceed the capacity of current facilities. | Ensure that the capacity of local health facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD'). |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↕ | Permanent Long Term | Local | Should the development incorporate an element of residential development, there is potential that these will affect the capacity of current facilities (for example healthcare, education and retail facilities) and utilities (for example water supply and sewage treatment works). | Ensure that the capacity of local health and education facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. Investigation should be carried out to determine whether the capacity of the local water supply and sewage treatment works can support the development. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↕ | Permanent Long Term | Regional | The development of a new leisure destination and a food superstore, along with other uses, (potentially including residential, A1, A2, A3, A4, A5 or B1 uses) on a site that currently predominantly comprises the vacant Celcon Blockworks buildings will increase the overall water demand of the site once construction is complete. It is unknown whether new development will be designed to reduce water consumption, for example through use of greywater recycling / water efficient fittings etc. | Ensure that the development incorporates measures to reduce water consumption, for example the use of rainwater harvesting / greywater recycling / spray taps / low flush toilets etc. Ensure the inclusion of a home users' guide which should provide tips on how to reduce water use. Developers should aim to achieve a minimum BREEAM 'Very Good' rating under the Retail and Offices schemes. |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↕ | Permanent Long Term | Local | According to the SFRA for Rugeley, the majority of this site lies within flood zone 1 (low risk of flooding). Although redevelopment of the site is unlikely to result in an increase in the proportion of impermeable surface (given that the site is currently developed), climate change may result in an increase in the frequency and severity of flood events. It is unknown whether development will be suitably designed to account for these issues. | Ensure that recommendations within the SFRA are implemented. These include the requirement for a project level FRA. See Policy RTC11. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC8: Former Celcon Blockworks Site, Leathermill Lane/Trent and Mersey Canal Corridor | | | | |
|--|--|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 7. Improve roadside air quality / reduce traffic emissions. |  | Temporary Short Term | Local | Construction vehicles are likely to contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| |  | Permanent Long Term | Local | The redevelopment of the existing site to provide a new leisure destination and a food superstore, along with other uses, (potentially including residential, A1, A2, A3, A4, A5 or B1 uses) is likely to result in an increase in the number of cars travelling to, from and within the town centre. The site will also incorporate car parking, further encouraging use of the private car. | Ensure implementation of appropriate car parking restrictions to discourage unnecessary car use. For example time restrictions. Ensure the inclusion of cycle and pedestrian friendly infrastructure and facilities (e.g. pedestrian / cycle crossing points and secure cycle storage). See Policies RTC3 and RTC10. |
| |  | Permanent Long Term | Local | The inclusion of a pedestrian / cycle priority route between the new leisure destination and the town centre may help to encourage people to use alternate means of transport to the private car. Enhanced public transport access, cycle parking facilities and a dedicated pedestrian / cycle route between the new retail store and the town centre may further contribute to encouraging less use of the private car. | |
| |  | Permanent Long Term | Local | The site is located within Rugeley Town Centre and is therefore within walking and cycling distance of residences within the town centre and other facilities the centre provides. The bus station is within 750m of the site. Rugeley Town railway station and Rugeley Trent Valley railway station are both within 1.5km of the site. This may encourage visitors to the site to use alternative methods of transport to the private car, therefore helping to reduce traffic emissions and improve roadside air quality. | |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. |  | Temporary Short Term | International | CO ₂ emissions and potentially air pollution from power generation will be increased during the construction period. | |
| |  | Permanent Long Term | International | The redevelopment of the existing site to provide a new leisure destination and a food superstore, along with other uses, (potentially including residential, A1, A2, A3, A4, A5 or B1 uses) is likely to result in an overall increase in CO ₂ emissions and potentially air pollution from power generation. It is unknown whether the new development will utilise renewable energy sources. | Ensure developers make best use of energy efficient insulation materials, lighting and heating systems. Renewable energy technologies (e.g. solar panels) should be incorporated where appropriate. Ensure the installation of white goods which are 'A' rated under the EU Energy Efficiency Labelling Scheme. Ensure the inclusion of a building users' guide which should provide tips on how to reduce energy use. Developers should aim to achieve minimum BREEAM 'Very Good' ratings under the relevant BREEAM schemes (potentially Retail and Offices). |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. |  | Permanent Long Term | Local | Redevelopment of the market hall and the surrounding area may have an effect upon the character and quality of the townscape, depending on the design of the scheme. | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. The design of the new development should consider the character of the Trent and Mersey Canal Conservation Area. |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. |  | Permanent Long Term | Local | The site currently contains the former Celcon Blockworks factory buildings. There is therefore potential for the site to be contaminated; however, this cannot be confirmed without further investigation. It is unknown to what extent, if any, greenspace will be incorporated within the new development. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. Ensure that the development incorporates an element of greenspace. See Policy RTC3 and the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. |  | / | / | No effects are anticipated | / |
| 12. Ensure sustainable design and construction of all new developments. |  | Permanent Long Term | District | It is unknown whether the new development will incorporate the principles of sustainable design and construction. | Ensure that the development incorporates the principles of sustainable design and construction. See Policy RTC3. Developers should aim to achieve minimum BREEAM 'Very Good' ratings under the Retail and Offices schemes. For residences, developers should aim to achieve at least a Code for Sustainable Homes level 3, with an aspirational target of level 4. |

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|--|--|-------------------------|--------------------|--|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. |  | Temporary Short Term | District | Construction will involve the demolition of existing buildings on site. It is unknown to what extent, if any, materials will be reused / recycled during the construction period. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. See Policy RTC3. |
| |  | Permanent Long Term | District | The redevelopment of the existing site to provide a new leisure destination and a food superstore, along with other uses, (potentially including residential, A1, A2, A3, A4, A5 or B1 uses) is likely to result in an increase in the amount of waste produced on site. It is unknown to what extent, if any, waste will be recycled on site. | Ensure the provision of adequate recycling and composting bins for retail units and offices. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. |  | Permanent Long Term | Local | Should the development incorporate an element of residential development, these will be in close proximity to the educational facilities provided within Rugeley Town Centre. The extent of any residential development is unknown at this time; however, there is potential for additional residences to adversely affect the current capacity of educational facilities. | Ensure that the capacity of educational facilities can support the number of residences proposed. If necessary, developer contributions should be sought to ensure this. (Reference should be made to the 'Developer Contributions SPD'). |
| 15. Promote good design in new developments to reduce crime and the fear of crime. |  | Permanent Long Term | Local | Seeking developer contributions towards enhanced CCTV coverage of the pedestrian link between the site and the core town centre will help to reduce crime and the fear of crime. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into development. Ensure development adopts Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. |  | Permanent Long Term | Local | The replacement of the vacant Celcon Blockworks buildings with a new leisure destination and a food superstore, along with other uses, (potentially including residential, A1, A2, A3, A4, A5 or B1 uses) will ensure that a site that has provided employment opportunities in the past continues to do so. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. |  | Permanent Long Term | Local | The construction of new retail and leisure facilities and employment space may help to attract shoppers, visitors and businesses to the town centre, therefore contributing to the viability of the local economy and the town centre as a whole. The potential construction of new residences may help to attract new residents to the town centre, who will in turn potentially contribute to the viability of the local economy and the town centre as a whole by working and shopping within the town centre. Increased activity at the canalside may also encourage passing pleasure boaters to visit the town, further contributing to the viability of the local economy and the town centre as a whole | Ensure new development is in accordance with high quality urban design principles. See Policy RTC3. The design of the new development should consider the character of the Trent and Mersey Canal Conservation Area. |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
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| Sustainability Appraisal Objectives | Policy RTC9: Public Realm | | | | |
|--|---------------------------|-------------------------|--------------------|---|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↑ | Permanent Long Term | Local | The provision of soft landscaping may provide new habitat, potentially enhancing biodiversity. Continuing the programme of tree replacement / planting may also help to protect and enhance biodiversity. | Ensure that the development incorporates natural habitats (for example ponds, trees and hedgerows). Habitats identified within the BAP should be prioritised if practicable. See Policy RTC3. |
| 2. Ensure health facilities are accessible for those in need. | ↔ | / | / | No effects are anticipated. | / |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↔ | / | / | No effects are anticipated. | / |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↔ | / | / | No effects are anticipated. | / |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↔ | / | / | No effects are anticipated. | / |
| 7. Improve roadside air quality / reduce traffic emissions. | ↓ | Temporary Short Term | Local | Construction vehicles may contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| | ↑ | Permanent Long Term | Local | Improvements to the public realm may encourage people to walk within the town centre instead of driving, therefore helping to reduce traffic emissions and improve roadside air quality. | / |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. | ↔ | / | / | No effects are anticipated. | / |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. | ↑ | Permanent Long Term | Local | Improvements to the public realm are likely to enhance the character and quality of the town centre. | / |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. | ↑ | Permanent Long Term | Local | Environmental improvements, including improvement to small areas of poor 'left over' open space around edge of town centre, have the potential to rejuvenate areas of derelict land and increase the Greenspace Network. | Prior to any construction work, undertake consultation with the Local Authority to determine the need for a Site Investigation. If required, investigation should be carried out to determine the presence of contaminated land on site. Any contaminated land should be remediated in accordance with best practice guidelines - PPS 23: Planning and Pollution Control, the Environment Agency Model Procedures for the Management of Land Contamination (CLR11) and the relevant Environment Agency Pollution Prevention Guidelines. See Policy RTC3 and the 'Open Space, Sport and Recreation draft SPD' once adopted. |
| 11. Tackle lack of public transport in rural and urban areas. | ↔ | / | / | No effects are anticipated. | / |
| 12. Ensure sustainable design and construction of all new developments. | ↔ | / | / | No effects are anticipated. | / |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. | ↕ | Temporary Short Term | District | Construction works associated with the environmental improvements may result in the production of waste. It is unknown whether, for example, where new paving is being laid the previous paving will be recycled or sent to landfill. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. See Policy RTC3. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. | ↔ | / | / | No effects are anticipated. | / |
| 15. Promote good design in new developments to reduce crime and the fear of crime. | ↕ | Permanent Long Term | Local | Improvements to the public realm may reflect crime reduction principles. | Ensure consultation is undertaken with the local Police Architectural Liaison Officer / crime prevention officer prior to detailed planning stage to determine how best to integrate crime prevention into public realm improvements. Ensure public realm improvements reflect Secured by Design principles. These include natural surveillance, lighting, open space provision and encouraging a sense of ownership. |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | ↔ | / | / | No effects are anticipated. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. | ↑ | Permanent Long Term | Local | Improvements to the public realm are likely to improve the vitality and viability of the town centre by making it a more attractive area for people to visit. | / |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC10: Transport* | | | | |
|--|--------------------------|----------------------|--------------------|---|--|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ↓ | Permanent Long Term | Immediate | The construction of new pedestrian / cycling links has the potential to result in the loss of habitat and disturbance of wildlife. | Prior to any construction work, undertake consultation with the Local Authority and any other relevant parties (e.g. Natural England) to determine the need for any ecological surveys. If required, ecological surveys should be undertaken to determine the presence of any protected species or ecologically valuable habitat on site. Appropriate mitigation should be implemented if necessary (e.g. translocation, replacement habitat, or carrying out works at particular times of year to avoid disturbance). If relevant, precautions should be taken to ensure the water quality (and therefore any biodiversity that relies upon water quality) is protected. Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to protect surface water features. See Policy RTC3. |
| | ↑ | Permanent Long Term | Local | Provision of new pedestrian / cycling links, the improvement of cycle storage facilities and the enhancement of bus services may encourage people to chose alternative forms of transport to the car, therefore helping to reduce traffic emissions and limiting any resulting impacts on heathland within the Cannock Chase SAC. | / |
| 2. Ensure health facilities are accessible for those in need. | ↔ | / | / | No effects are anticipated. | / |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↔ | / | / | No effects are anticipated. | / |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↔ | / | / | No effects are anticipated. | / |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↔ | / | / | No effects are anticipated. | / |
| 7. Improve roadside air quality / reduce traffic emissions. | ↓ | Temporary Short Term | Local | Construction vehicles may contribute to an increase in traffic emissions and a possible decrease in air quality within the town centre. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to reduce traffic emissions from construction vehicles. |
| | ↑ | Permanent Long Term | Local | Provision of new pedestrian / cycling links, the improvement of cycle storage facilities and the enhancement of bus services may encourage people to chose alternative forms of transport to the car, therefore helping to reduce traffic emissions and improve roadside air quality. | / |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. | ↔ | / | / | No effects are anticipated. | / |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. | ↔ | / | / | No effects are anticipated. | / |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. | ↔ | / | / | No effects are anticipated. | / |
| 11. Tackle lack of public transport in rural and urban areas. | ↑ | Permanent Long Term | Local | The enhancement of town bus services from the main residential areas of Rugeley (potentially including the provision of a free or demand responsive service) will improve the provision of public transport in and around the town centre. | / |
| 12. Ensure sustainable design and construction of all new developments. | ↔ | / | / | No effects are anticipated. | / |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. | ↓ | Temporary Short Term | District | The construction of new pedestrian / cycling links may result in the production of waste. | Ensure that the developer uses contractors that are registered with the Considerate Constructors scheme and that implement measures to maximise material reused and recycling to limit the amount of waste sent to landfill. Ensure the use of sustainable / recycled materials for construction (e.g. sustainable timber from a recognised source such as the Forest Stewardship Council) and encourage use of materials with a high recycled content using the WRAP toolkit. See Policy RTC3. |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. | ↔ | / | / | No effects are anticipated. | / |

**Sustainability Appraisal of the Rugeley Town Centre Area Action Plan
Pre-Publication Draft Appraisal Tables**

| Sustainability Appraisal Objectives | Policy RTC11: Flood Alleviation Measures | | | | |
|--|--|---------------------|--------------------|---|---|
| | Effect | Duration | Geographical Scale | Description | Recommendations |
| 1. Protect and enhance biodiversity, fauna and flora in both protected sites and the urban fringe. | ➡ | Permanent Long Term | Local | Safeguarding a formal floodplain storage area from future development may indirectly help to protect biodiversity within that area. | / |
| 2. Ensure health facilities are accessible for those in need. | ↔ | / | / | No effects are anticipated. | / |
| 3. Ensure that increasing population in the district has a low impact on its sustainability. | ↑ | Permanent Long Term | Local | An increasing population will require additional housing, facilities and places of work, i.e. increased development. This has the potential to increase flood risk by increasing the proportion of impermeable surfaces and subsequently, surface water run off rates. Safeguarding a formal floodplain storage area may help to mitigate any increase in flood risk, thereby reducing the impact of the increasing population on sustainability. | Ensure that recommendations within the SFRA are implemented and that site specific FRAs are carried out for new developments. |
| 4. Promote Sustainable Water Resource Management in order to lower demand for abstractions. | ↔ | / | / | No effects are anticipated. | / |
| 5. Reduce Nitrate levels in the Districts rivers. | ↔ | / | / | No effects are anticipated. | / |
| 6. Understand and adapt to the effects of Climate Change – including flooding. | ↑↑ | Permanent Long Term | Local | Safeguarding a formal floodplain storage area will help to mitigate any increase in flood risk that may be due to climate change. | / |
| 7. Improve roadside air quality / reduce traffic emissions. | ↔ | / | / | No effects are anticipated. | / |
| 8. Increase renewable energy production in the district and reduce CO ₂ emissions and air pollution from power generation. | ↔ | / | / | No effects are anticipated. | / |
| 9. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place. | ↔ | / | / | No effects are anticipated. | / |
| 10. Increase the Greenspace Network through the use of derelict land, involving the decontamination of land. | ↔ | / | / | No effects are anticipated. | / |
| 11. Tackle lack of public transport in rural and urban areas. | ↔ | / | / | No effects are anticipated. | / |
| 12. Ensure sustainable design and construction of all new developments. | ➡ | Permanent Long Term | District | Safeguarding a formal floodplain storage area may indirectly contribute to mitigating any increase in flood risk due to new development, thereby ensuring its sustainability. | / |
| 13. Reduce the amount of waste produced and increase the level of reuse and recycling taking place. | ↔ | / | / | No effects are anticipated. | / |
| 14. Raise educational aspirations and attainment within the District and support strategies to provide new educational facilities where they are required. | ↔ | / | / | No effects are anticipated. | / |
| 15. Promote good design in new developments to reduce crime and the fear of crime. | ↔ | / | / | No effects are anticipated. | / |
| 16. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites. | ↔ | / | / | No effects are anticipated. | / |
| 17. Enhance the town centres in order to protect and improve their vitality and viability. | ↔ | / | / | No effects are anticipated. | / |

Appendix I

Monitoring Framework

Cannock Chase Monitoring Framework

| Effect or indicator to be monitored | Information required / Indicator | Information source | Information quality, gaps (& solution) | When to take remedial action | Remedial action to take |
|-------------------------------------|---|---|--|---|--|
| Biodiversity, Flora and Fauna | Number of planning permissions affecting SSSIs, SACs and other designated sites | Cannock Chase District Council (CCDC) | No planning permissions were granted in areas that would directly affect sites designated for their intrinsic environmental value. | Situation worsens | Review district-wide solutions |
| | Improve the quality of designated sites to 95% by 2010 | Natural England ('Nature on the Map') – Assessment date of each site varies | Natural England does not monitor all the SSSIs on an annual basis. There have been no changes on the 2006/2007 data | No improvement in designated site condition | Consultation for joint action with Natural England/ other stakeholders |
| | Increase the positive management of SBI's or key areas | CCDC | Currently monitored | No improvement in SBI condition | Consultation for joint action with Natural England/ other stakeholders |
| Health | Percent of new residential developments within 30 minutes public transport time of a GP and hospital. | Staffordshire County Council 2008 | Currently monitored | To discuss with Staffordshire CC | To be determined |
| | % population satisfied with condition of parks / open spaces (BVPI 119) | CCDC | Annual | Misses target | To be Determined |
| | % population within 15 minutes walking distance of park/open space | CCDC | Annual | Misses target | To be Determined |
| Population and sustainability | Provision of employment land | CCDC | Currently monitored | To be Determined | To be Determined |

| | | | | | |
|---|---|-------------------------------------|------------------------------|---------------------------------|--|
| | Provision of new dwellings | CCDC | Currently monitored annually | To be Determined | To be Determined |
| | Indices of Deprivation: Multiple; Living & Environment | Office of National Statistics (ONS) | Currently monitored | Trigger: situation worsens | Review Priority Neighbourhoods in District |
| | Children living in low-income families | ONS / CCDC | Currently monitored | Trigger: situation worsens | Review economic strategy |
| | Working age people in workless households | ONS / CCDC | Currently monitored | Trigger: situation worsens | Review economic strategy |
| | Fuel poverty and % homes without central heating | ONS / CCDC | Currently monitored | Trigger: situation worsens | To be Determined |
| Maintain/Enhance Water Quality and resource | Domestic Water consumption | South Staffs Water | Currently monitored | To be Determined | To be Determined/ water efficiency measures |
| | Water availability | Environment Agency | Currently not monitored | Annually or more | Review Catchment Abstraction Management Strategy(s), discuss with EA, raise awareness and improve water efficiency in new developments |
| | Compliance with Water Framework Directive monitoring requirements | Environment Agency | Ongoing | Misses 'Good ecological status' | Review River Basin Plan |
| | Proportion of groundwater that is 'good' status under the Water Framework | Environment Agency | Ongoing | Does not achieve 'Good status' | Review River Basin Plan |

| | | | | | |
|---|---|--|-------------------------|--|--|
| | Directive | | | | |
| | Proportion of water supplied from groundwater | Environment Agency | Currently monitored | Situation worsens | Review development plan, increase water efficiency |
| | % of rivers of good or fair quality – chemical and biological | Environment Agency | Currently monitored | Misses objective | Tighten pollution controls |
| Reduce Nitrate levels in the Districts rivers | Percent of main rivers of good or fair quality (chemical and biological factors) | DEFRA | Currently monitored | | |
| | Nitrate levels in the main rivers | DEFRA | Currently monitored | To be determined in consultation with the Environment Agency | To be Determined |
| Adapt to the effects of Climate Change – including flooding | Percent of new development built in each of the flood risk zones | CCDC | Currently monitored | To be determined in consultation with the Environment Agency | To be determined |
| | Number of flooding events per year | Environment Agency/ Met Office | Currently monitored | None: tracking | Feed into future plan-making |
| | Percent/ number of new development built with climate change adaptation measures, e.g. flood prevention bunds | CCDC | Currently not monitored | To be determined in consultation with developers | To be determined |
| Improve roadside air quality/reduce traffic emissions | Number of Air quality hotspots | CCDC | Currently monitored | To be determined | To be determined |
| | Percent of people travelling to work by private car and can | Census 2001 (to be updated by Census 2011) | Currently monitored | To be determined | To be determined |

| | | | | | |
|--|---|--------------------------|-------------------------------|--|---|
| | Number of people living within the AQMA | CCDC | Currently not monitored | To be determined | To be determined |
| | Number of days per year where air pollution is moderate or high | CCDC Air Quality Reviews | Currently monitored | Situation worsens | Tighten congestion controls |
| Increase renewable energy production in the District and reduce CO ₂ emissions and air pollution from power generation | Percent of electricity generation from renewables | BERR | Currently not monitored | To be determined in consultation with BERR | To be determined |
| | CO ₂ emissions per dwelling | DEFRA/ DTI/ DECC | Currently not monitored | Situation worsens | Promote better energy efficiency standards for housing |
| | Percent of CO ₂ emissions by sector | BERR/ DTI/ DECC | Currently not monitored | To be determined | Seek tighter controls over transport, industry and housing (where possible) |
| Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place | Number and size of conservation areas | CCDC | Currently monitored | Consult with heritage specialists at CCDC | To be determined |
| | Percent of residents content with the character or appearance of their neighbourhood. | CCDC | Currently partially monitored | To be determined | To be determined |
| | % Conservation Areas with published character appraisals and mgt plans (BVPI 219) | CCDC | Currently not monitored | Target: 100% | Increase rate of appraisal |

| | | | | | |
|---|---|--|-------------------------------|----------------------------|---------------------------------------|
| | Number of new character areas identified | CCDC/ Staffordshire County Council/ English Heritage | Currently not monitored | None: tracking | Review strategy |
| Increase the Greenspace Network through the use of derelict land, involving the decontamination of land | Amount of derelict land | CCDC | Currently partially monitored | To be determined | To be determined |
| | Amount of contaminated land by number of sites | CCDC; Corporate & Performance Plan | Currently monitored | To be determined | To be determined |
| | Amount of derelict land for open space/recreation use | CCDC | Currently monitored | To be determined | To be determined |
| | Amount of greenspace available for public access | CCDC | Currently not monitored | Does not meet ANGSt levels | Review strategy and DC policies |
| Tackle lack of public transport in rural and urban areas | Number of public transport services within the District | CCDC | Currently monitored | To be determined | To be determined |
| | Percent of the population served by a bus | CCDC | Currently monitored | To be determined | To be determined |
| | % population with access to key services by public transport | CCDC | Currently monitored | Misses target | Work with service operators |
| | % population within 400m of public transport node | CCDC | Currently monitored | Falls below 95% | Review LTP |
| | Proportion of population using council services and facilities (disaggregated by age, gender, ethnicity & income) | CCDC | Currently monitored | Misses target | Review provision levels and locations |
| | Proportion of population using | CCDC | Currently monitored | Trigger: situation worsens | Improve accessibility |

| | | | | | |
|--|--|---|---------------------|----------------------------|---|
| | district/local centres for their day to day/ week to week needs | | | | |
| To ensure everyone has a decent and affordable home. | Indices of Deprivation: Barriers to Housing & Services | ONS | Annual | Trigger: situation worsens | Review affordable housing mix; quicken pace of stock refurbishment |
| | Number of people accepted as eligible, unintentionally homeless and in priority need | CCDC | Annual | Trigger: situation worsens | Review affordable housing mix; quicken pace of stock refurbishment |
| | Number of households in temporary accommodation | CCDC | Annual | Trigger: situation worsens | Review affordable housing mix; quicken pace of stock refurbishment |
| | Number of people living in decent homes (as defined and measured by Government house condition survey) | CCDC | Annual | Trigger: situation worsens | Review affordable housing mix; quicken pace of stock refurbishment |
| | Number of affordable homes built annually | CCDC | Annual | Target: 325 per year | Review affordable housing mix |
| Ensure sustainable design and construction of all new developments | % of new homes reaching Code for Sustainable Homes Standards | CCDC/ http://www.breeam.org/ | Currently monitored | Target: 95% | Strengthen planning conditions. Ensure code level 3 standards or above are implemented. |
| | Number of new | CCDC | Currently monitored | To be | To be determined |

| | | | | | |
|--|---|--|-------------------------|---------------------------------------|--|
| | developments incorporating Sustainable Urban Drainage Systems (SUDs) | | | determined | |
| | Number of new developments incorporating water, recycling and energy efficiency measures | CCDC | Currently not monitored | To be determined | To be determined |
| Reduce the amount of waste produced and increase the level of reuse and recycling taking place | Kg of household waste collected per head | CCDC | Currently monitored | To be determined | To be determined |
| | Waste arisings and % by management type (BVPI 184a, 182a & b) | CCDC/ Staffordshire County Council | Currently monitored | Misses Subregional / National targets | Review strategy |
| | Production of secondary/ recycled aggregates (tonnes) | Staffordshire County Council / Minerals & Waste Devt Framework | Currently monitored | Misses M&W target | Review planning consents to stimulate demand |
| | Commercial and industrial waste produced | Staffordshire County Council | Currently monitored | To be determined | Review strategy |
| | Percent of household waste recycled | Waste Dataflow Data Manager | Currently monitored | To be determined | To be determined |
| | Total amount of waste recycled | CCDC | Currently monitored | To be determined | To be determined |
| Raise educational aspirations and attainment within the District and support strategies to provide new educational | Percent of pupils in local authority schools achieving 5 or more GCSEs at grades A*-C or equivalent | CCDC | Currently monitored | To be determined | To be determined |
| | Percent of school leavers continuing into further education and structured learning | CCDC | Currently monitored | Trigger: situation worsens | Work with schools, employers and training establishments |

| | | | | | |
|--|--|-----------|-------------------------------|----------------------------|--|
| facilities where required. | Indices of Deprivation: Education; Skills & Training | ONS | Currently monitored | Trigger: situation worsens | Review Education Strategy |
| | Proportion of economically active population by education attainment level | ONS /CCDC | Currently monitored | Trigger: situation worsens | Work with schools, employers and training establishments |
| | Adults with basic literacy and numeracy skills | ONS /CCDC | Currently monitored | Trigger: situation worsens | Review Education Strategy |
| | Retention of young people in education beyond minimum leaving age | ONS /CCDC | Currently monitored | Trigger: situation worsens | Work with schools and raise awareness |
| | Number of university students remaining in local employment | SCC | Currently monitored | Trigger: situation worsens | Work with the universities and local employers |
| Promote good design in new developments to reduce crime and the fear of crime | Recorded crime figures | CCDC | Currently monitored | To be determined | To be determined |
| | Fear of crime | CCDC | Currently monitored | To be determined | To be determined |
| Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites | Unemployment rate (claimant count for Job Seeker's Allowance) | CCDC | Currently monitored | To be determined | To be determined |
| | Percent of youth unemployment | CCDC | Currently monitored | To be determined | To be determined |
| | Percent of VAT registered businesses within the District | CCDC | Currently partially monitored | To be determined | To be determined |
| Enhance the town centres in | Net rail floorspace in the District's six town | CCDC | Currently monitored | To be determined | To be determined |

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| order to protect and improve their vitality and viability | centres | | | | |
| | Total number of vacant units within the District | CCDC | Currently monitored | To be determined | To be determined |
| | Town Centre Rankings | Experian UK Retail Rankings | Currently monitored | To be determined | To be determined |
| Protect and enhance the historic environment | Number of historic assets in district on English Heritage's 'at risk' register | English Heritage | Currently monitored | To be determined | To be determined |
| | Number of planning applications affecting historic assets | CCDC | Currently not monitored | To be determined | To be determined |
| | % or areas of historic buildings, sites and areas, including locally listed assets, affected, whether in an adverse or beneficial way | CCDC/ English Heritage | Currently not monitored | To be determined | To be determined |
| | Buildings of historic or architectural interest being renewed and reused | CCDC/ English Heritage | Currently not monitored | To be determined | To be determined |
| | Improvements in the management of historic and archaeological sites, features and areas | CCDC/ English Heritage | Currently not monitored | To be determined | To be determined |
| | Impact of change on the character and appearance of local area (e.g. based on local surveys) | CCDC/ English Heritage | Currently not monitored | To be determined | To be determined |
| | % residents content with character and appearance of local area (e.g. based on local satisfaction) | CCDC/ English Heritage | Currently not monitored | To be determined | To be determined |

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| | surveys) | | | | |
| | The rate of loss of historic landscape features (using former Countryside Agency's quality counts) | CCDC/ English Heritage | Currently not monitored | To be determined | To be determined |