



Integrated Impact Assessment of the Cannock Chase Local Plan: Pre-Submission

Sustainability Appraisal Report incorporating
Health Impact Assessment

Cannock Chase District Council

Draft report

Prepared by LUC

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Land Use Consultants Limited

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Chapter 1

Introduction

1.1 Cannock Chase Council commissioned LUC in May 2018 to carry out an Integrated Impact Assessment (IIA), comprising Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA), as well as Habitats Regulations Assessment (HRA), Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA), of the new Cannock Chase Local Plan.

1.2 This IIA report relates to the Pre-Submission version of the Local Plan (December 2023) and it should be read in conjunction with that document.

Context for the Cannock Chase Local Plan

1.3 Cannock Chase is a relatively small District in the south of Staffordshire. It is bordered by South Staffordshire to the west, Stafford Borough to the north, Lichfield to the east and Walsall to the south. Over half of the District is designated Green Belt, and it also contains part of the Cannock Chase National Landscape. These designations are significant natural assets to the area but act as constraints to development. In addition, Cannock Chase contains a number of heritage assets, including those which are protected at a local and national level. Heritage assets and their significance are detailed in the District's Conservation Area Appraisals. These factors play a significant role in terms of helping to define the character and aesthetic quality of the District and are a consideration when proposing any new growth.

1.4 The proximity of Cannock Chase to Birmingham in the south has a major influence over the District, particularly in relation to the economy and commuting patterns. Cannock Chase Council is a member of the Greater

Birmingham and Solihull Local Enterprise Partnership (LEP) as well as the Stoke-on-Trent and Staffordshire LEP. The District is also part of the Greater Birmingham and Black Country Housing Market Area (GBBCHMA). Cannock Chase has resolved to contribute 500 dwellings where infrastructure permits, to meet a housing shortfall arising from the GBBCHMA.

1.5 Cannock Chase Council is also a non-constituent member of the West Midlands Combined Authority. The Combined Authority comprises 18 local authorities, Greater Birmingham and Solihull LEP as well as West Midlands Fire and Rescue Authority and West Midlands Police and Crime Commissioner and these bodies work together across geographic boundaries and sectors seeking to develop the West Midlands economy. The 18 authorities include local authorities with full voting rights (Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall and Wolverhampton) and local authorities with reduced voting rights (Cannock Chase, North Warwickshire, Nuneaton and Bedworth, Redditch, Rugby, Shropshire, Stratford-upon-Avon, Tamworth, Telford and Wrekin) and Warwick who act as an observer organisation with no voting rights. This body has devolved powers from central Government to implement budgets and policy in relation to key areas such as transport and housing.

The Local Plan

1.6 Cannock Chase Council adopted its Local Plan (Part 1) in June 2014, which contains the Core Strategy for the District and the Rugeley Town Centre Area Action Plan. The Local Plan (Part 1) sets out the planning strategy for Cannock Chase up to 2028.

1.7 Once the Core Strategy and Area Action Plan had been adopted, the Council commenced preparation of other documents which together with the Core Strategy were intended at that time to comprise the Local Plan. This included the Local Plan (Part 2) which was intended to include site specific allocations and standards to be applied to manage development in line with and to help deliver the strategic policy in the Local Plan (Part 1). Part 2 of the Local Plan would also safeguard any land required for development after the end of

the Plan period. An Area Action Plan for Cannock Town Centre was also being separately prepared to complement the Local Plan (Part 2).

1.8 An Issues and Options consultation for the Local Plan (Part 2) took place between January and March 2017. Following that consultation, the Council decided that, rather than continuing with the preparation of the Local Plan (Part 2) as originally intended, a full new Local Plan would instead be prepared which would also replace the adopted Local Plan (Part 1). The reason for this was that, due to changes to the national planning system, some parts of the Local Plan (Part 1) would become out of date. The work carried out to date on the Local Plan Parts 1 and 2 has been utilised and built on as relevant during the preparation of the new Local Plan. This includes the SA/SEA, HRA, HIA and EqIA work which comprise this IIA. It should be noted that the HRA will be published as a separate report, but the findings included in the IIA when the HRA work has concluded.

1.9 The process of developing the new Local Plan was started by the Council in February 2018, and an Issues and Scope paper was published in Summer 2018. This paper was consulted upon between July and August 2018. The work sat alongside a Scoping Report for the Sustainability Appraisal and a reviewed Statement of Community Involvement. The Council subsequently prepared the Local Plan Issues and Options document and this was consulted between May and July 2019 alongside an accompanying IIA Report. The Preferred Options Local Plan was prepared by the Council in winter/spring 2020/21 and this was consulted upon between March and April 2021 alongside an accompanying IIA Report. Consultation responses received in relation to these documents have been considered and used to inform the Pre-Submission version of the Local Plan which this IIA Report relates to and that is now being consulted upon.

Sustainability Appraisal and Strategic Environmental Assessment

1.10 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.

1.11 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232). As set out in the explanatory Memorandum accompanying the Brexit amendments [\[See reference 1\]](#), they are necessary to ensure that the law functions correctly following the UK's exit from the EU. No substantive changes are being made by this instrument to the way the SEA regime operates. Therefore, the SEA regulations remain in force and it is a legal requirement for the Cannock Chase Local Plan to be subject to SA and SEA throughout its preparation.

1.12 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance [\[See reference 2\]](#) shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA Report that incorporates the requirements of the SEA Regulations. The SA/SEA of the Cannock Chase Local Plan is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

Habitats Regulations Assessment

1.13 The requirement to undertake HRA of development plans was confirmed by the amendments to the Habitats Regulations published for England and Wales in 2007 [See reference 3]. The currently applicable version is "The Conservation of Habitats and Species Regulations 2017, as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019" [See reference 4] (hereafter referred to as the "Habitats Regulations"). When preparing the Local Plan, the Council is therefore required by law to carry out an HRA. Cannock Chase District Council can commission consultants to undertake HRA work on its behalf, which is then sent to and considered by the Council as the 'competent authority'. The Council will consider the HRA and may only progress the Local Plan if it considers that it will not adversely affect the integrity of any 'European site' or have a significant effect on qualifying habitats or species for which the European sites are designated for, or if Imperative Reasons of Overriding Public Interest (IROPI) are identified. The requirement for authorities to comply with the Habitats Regulations when preparing a plan is also noted in the Government's online National Planning Practice Guidance (NPPG) [See reference 5]. The purpose of HRA is to assess the impacts of a land-use plan against the conservation objectives of a European site and to ascertain whether it would adversely affect the integrity of that site.

1.14 The HRA for the Cannock Chase Local Plan is being undertaken by LUC on behalf of the Council, drawing on the HRA work undertaken previously in relation to the Local Plan (Part 1) and the Local Plan (Part 2): Issues and Options document where appropriate. An HRA Scoping Report was prepared, and screening for likely significant effects of the Local Plan has been undertaken. Given that this process determined that likely significant effects on the relevant European sites, a subsequent Appropriate Assessment was also undertaken. While the HRA has been reported on separately to the IIA, the findings have been taken into account in the IIA where relevant (for example to inform judgements about the likely effects of the Local Plan on biodiversity).

Health Impact Assessment

1.15 Health Impact Assessment (HIA) aims to ensure that health-related issues are integrated into the plan-making process. Health issues are addressed through relevant SA objectives (as described in more detail in Chapter 2) and therefore the HIA process has been incorporated into the SA. This is consistent with the approach that was taken to the HIA for the Local Plan (Part 1).

Throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of HIA'.

Equalities Impact Assessment

1.16 The requirement to undertake formal Equalities Impact Assessment (EqIA) of plans was introduced in the Equality Act 2010, but was abolished in 2012 as part of a Government bid to reduce bureaucracy. Despite this, authorities are still required to have regard to the provisions of the Equality Act, namely the Public Sector Duty which requires public authorities to have due regard for equalities considerations when exercising their functions.

1.17 In fulfilling this duty, many authorities still find it useful to produce a written record of equalities issues having been specifically considered. Therefore, an EqIA note has been prepared, setting out how the Issues and Options version of the Local Plan is likely to be compatible or incompatible with the duties that Cannock Chase Council must perform under the Equalities Act 2010. The EqIA is presented as a separate component of the IIA from the SA/SEA and HIA.

Structure of this report

1.18 This report is the SA Report for the Cannock Chase Local Plan: Pre-Submission document (December 2023). The requirements of the SEA

Regulations and where these have been addressed in this SA Report are signposted below.

Requirements of the SEA Regulations and where these have been addressed in this SA Report

1.19 Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated (Reg. 12). The information to be given is (Schedule 2):

1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programme.
 - Covered in Chapter 3 and Appendix B of this SA Report.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
 - Covered in Chapter 3 and Appendix C of this SA Report.
3. The environmental characteristics of areas likely to be significantly affected.
 - Covered in Chapter 3 and Appendix C of this SA Report.
4. Any existing environmental problems which are relevant to the plan or programme including, in particular those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.
 - Covered in Chapter 3 and Appendix C in this SA Report.

5. The environmental protection, objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.
 - Covered in Chapter 3 and Appendix B in this SA Report.

6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors (these effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects).
 - Covered in Chapter 4 and Chapter 5 and Appendices E and G of this SA Report.

7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.
 - Covered in Chapter 4 and Chapter 5 and Appendices E and G in this SA Report.

8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.
 - Chapter 2 provides information about how the assessment was undertaken and difficulties encountered. Reasons for selecting the preferred spatial strategy and quantum of development in light of the reasonable alternatives is set out in Chapter 5. Appendix F contains an audit trail of the site options selected for inclusion in the Pre-Submission Local Plan and the Council's reasons for the inclusion of these sites.

9. A description of measures envisaged concerning monitoring in accordance with Reg. 17.

- Covered in Chapter 6 of this SA Report.

10. A non-technical summary of the information provided under the above headings.

- A separate non-technical summary document has been prepared to accompany this SA Report for the Regulation 19 Pre-Submission version of the Local Plan.
- The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Reg. 12(3)).
- Addressed throughout this SA Report.
- Consultation:
 1. authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Reg. 12(5));
 - Consultation on the SA Scoping Report was undertaken between July and August 2018, consultation on the IIA Report for the Local Plan Issues and Options was undertaken between May and July 2019 and consultation on the IIA Report for the Preferred Options Local Plan was undertaken between March and April 2021
 2. authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Reg. 13);

- Consultation has been undertaken for all iterations of the Plan. The current Pre-Submission consultation document is accompanied by this SA Report.
3. other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Reg. 14)
- This requirement is non-applicable.

Taking the environmental report and the results of the consultations into account in decision-making (Reg. 16)

- Provision of information on the decision: when the plan or programme is adopted, the public and any countries consulted under Reg. 14 must be informed and the following made available to those so informed:
 - the plan or programme as adopted;
 - a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report, the consultation opinions expressed and the results of consultations entered into have been taken into account, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and
 - the measures decided concerning monitoring.
- Monitoring of the significant environmental effects of the plan's or programme's implementation (Reg. 17)
 - To be addressed after the Local Plan is adopted.
- Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Regulations
 - This report has been produced in line with current guidance and good practice for SEA/SA and demonstrates where the requirements of the SEA Directive have been met.

1.20 This section has introduced the SA process for the Cannock Chase Local Plan. The remainder of the report is structured into the following sections:

- Chapter 2: Methodology describes the approach that is being taken to the SA of the Local Plan.
- Chapter 3: Sustainability context for development in Cannock Chase describes the relationship between the Cannock Chase Local Plan and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of the District; and identifies the key sustainability issues.
- Chapter 4: Sustainability Appraisal findings for the site options considered for the Pre-Submission Local Plan summarises the policy-off appraisal of the reasonable alternative sites, including those that went on to be allocated.
- Chapter 5: Sustainability Appraisal findings for the policies in the Pre-Submission Local Plan summarises the SA findings for the policies included in the Pre-Submission Local Plan (including the site allocation policies), and also describes the cumulative effects of the whole Pre-Submission Local Plan, as well as the potential for cumulative effects with other plans of neighbouring authorities. It also discusses mitigation measures already included in the Local Plan. The final section of Chapter 5 sets out the recommendations presented to the Council at the Preferred Options stage that could help to mitigate negative effects or strengthen positive effects recorded as well as the Council's responses to these recommendations.
- Chapter 6: Monitoring describes the approach that should be taken to monitoring the likely significant effects of the Local Plan and proposes monitoring indicators.
- Chapter 7: Conclusions summarises the key SA findings for the Pre-Submission version of the Local Plan and describes the next steps to be undertaken.

1.21 The main body of the report is supported by a number of appendices as follows:

- Appendix A presents the consultation responses that were received in relation to the SA Scoping Report, SA of the Issues and Options version of the Local Plan and SA of the Preferred Options version of the Local Plan and explains how each one has been addressed.
- Appendix B presents the updated review of relevant plans, policies and programmes (this was originally presented in the SA Scoping Report and has been updated where appropriate).
- Appendix C presents the updated baseline information for Cannock Chase District (this was originally presented in the SA Scoping Report and has been updated where appropriate).
- Appendix D presents the assumptions that were applied during the appraisal of the reasonable alternative site options (at Issues and Options, Preferred Options and Pre-Submission stages).
- Appendix E presents the detailed SA matrices for the site options (including those that are included for allocation).
- Appendix F presents a record of the sites included in the Pre-Submission Local Plan and the reasons for their inclusion.
- Appendix G presents the appraisal findings for the policy options the Council considered for included in the Pre-Submission Local Plan, including those for housing and employment growth in the District.

Chapter 2

Methodology

2.1 In addition to complying with legal requirements, the approach being taken to the SA of the Cannock Chase Local Plan is based on current best practice and the guidance on SA/SEA set out in the National Planning Practice Guidance (NPPG), which involves carrying out SA as an integral part of the plan-making process. The main stages of the plan-making process and how these correspond to the SA process are set out below.

Corresponding stages in plan making and SA

Local Plan Step 1: Evidence gathering and engagement

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

Tasks:

1. Identifying other relevant policies, plans and programmes, and sustainability objectives
2. Collecting baseline information
3. Identifying sustainability issues and problems
4. Developing the SA framework

5. Consulting on the scope of the SA

Local Plan Step 2: Production

Stage B: Developing and refining options and assessing effects

Tasks:

1. Testing the Local Plan objectives against the SA framework
2. Developing the Local Plan options
3. Evaluating the effects of the Local Plan
4. Considering ways of mitigating adverse effects and maximising beneficial effects
5. Proposing measures to monitor the significant effects of implementing the Local Plan

Stage C: Preparing the Sustainability Appraisal Report

Tasks:

1. Preparing the SA Report

Stage D: Seek representations on the Local Plan and the Sustainability Appraisal Report

Tasks:

1. Public participation on Local Plan and the SA Report
2. (i): Appraising significant changes

Local Plan Step 3: Examination

Tasks:

2. (ii): Appraising significant changes resulting from representations

Local Plan Step 4 & 5: Adoption and Monitoring

Tasks:

3. Making decisions and providing information

Stage E: Monitoring the significant effects of implementing the Local Plan

Tasks:

1. Finalising aims and methods for monitoring
2. Responding to adverse effects

2.2 The sections below describe the approach that has been taken to the SA of the Cannock Chase Local Plan to date and provide information on the subsequent stages of the process.

Stage A: Scoping

2.3 The SA process began with the production of a Scoping Report for the Cannock Chase Local Plan which was prepared by LUC on behalf of Cannock Chase District Council in June 2018.

2.4 The Scoping stage of the SA involves understanding the social, economic and environmental baseline for the Plan area as well as the sustainability policy context and key sustainability issues. The Scoping Report presented the outputs of the following tasks:

- Policies, plans and programmes of relevance to the Local Plan were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
- Baseline information was collected on environmental, social and economic issues in Cannock Chase District. This baseline information provides the basis for predicting and monitoring the likely effects of options for policies and site allocations and helps to identify alternative ways of dealing with any adverse effects identified.
- Key sustainability issues for Cannock Chase were identified and their likely evolution without the implementation of the Local Plan was considered.
- A Sustainability Appraisal framework (the SA framework) was presented, setting out the SA objectives against which options and subsequently policies would be appraised. The SA framework provides a way in which the sustainability impacts of implementing a plan can be described, analysed and compared. It comprises a series of sustainability objectives and associated sub-questions that can be used to ‘interrogate’ options and policies drafted during the plan-making process. These SA objectives

define the long-term aspirations of the District with regard to social, economic and environmental considerations. During the SA, the performances of the plan options (and later, policies) are assessed against these SA objectives and sub-questions.

2.5 Public and stakeholder participation is an important part of the SA and wider plan-making processes. It helps to ensure that the SA Report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development. The SA Scoping Report for the Local Plan was published for consultation between July and August 2018 with the three statutory consultees (Natural England, the Environment Agency and Historic England).

2.6 Appendix A lists the comments that were received during the consultation on the SA Scoping Report and describes how each one has been addressed during the preparation of this SA Report. In light of the comments received a number of amendments were made to the review of plans, policies and programmes, the baseline information and the key sustainability issues. These parts of the SA Report will continue to be updated as necessary at each stage of the SA process to ensure that they remain up to date and reflect the current situation in Cannock Chase District.

2.7 The updated versions of the review of plans, policies and programmes and the baseline information are presented in Appendices B and C respectively of this report and are summarised in Chapter 3.

2.8 The SA framework that was used for the Local Plan (Part 2) was based on the framework that was originally used for the Local Plan (Part 1). A review of the original SA framework was undertaken as part of the SA Scoping work for the Local Plan (Part 2) before that work ceased. In particular, the SA objectives were reviewed to ensure that all of the topics specifically required by the SEA Regulations were clearly addressed in the headline SA objectives and that any repetition or crossover between the SA objectives was avoided. As a result, the total number of SA objectives was reduced from 20 to 17, and they were revised and in some cases re-ordered to ensure that the headline objectives

provided for a clear and focussed appraisal of each policy or proposal in the Local Plan (Part 2). The review of the SA objectives also sought to remove duplication and avoid any single SA objective covering too many issues. That revised SA framework was consulted on within the August 2016 Scoping Report for the Local Plan (Part 2) and as a result of comments received, one amendment was made to the wording of the historic environment objective. The SA framework as amended was then used for the SA of the Local Plan (Part 2) Issues and Options.

2.9 The SA framework was then reviewed again during the preparation of the SA Scoping Report for the new Local Plan in June 2018. No further changes to the SA framework were proposed at that stage.

2.10 The updated SA framework for the Cannock Chase Local Plan now includes 17 headline SA objectives and is presented below. The SA framework also shows how all of the 'SEA topics' have been covered by the SA objectives. Changes to the SA framework have been included following representations on the SA Scoping Report. Where additions have been made this is represented by underlined text, and where deletions have been made this is represented by strikethrough text.

2.11 Wording changes to SA objective 13 (recreation) have been included to provide further clarity on the scope of the objective. SA objective 14 (services and facilities) has been amended reflecting the Council's guidance to ensure that the SA Report is better equipped to address a wider range of factors which can influence health and wellbeing in the District. In this way it is ensured that the SA Report fully incorporates the purposes of Health Impact Assessment (HIA). Finally, SA objective 17 has been updated to reflect a consultation comment received from Historic England and to better conform to the guidance of the National Planning Policy Framework (NPPF).

SA Framework for the Cannock Chase Local Plan

SA Objective 1: Protect and enhance biodiversity, fauna and flora and geodiversity.

SEA Directive Topic(s) covered:

- Biodiversity
- Flora
- Fauna

SA Objective 2: Minimise pollution and protect and enhance air, water, and soil quality.

SEA Directive Topic(s) covered:

- Air
- Water
- Soil

SA Objective 3: Ensure development makes efficient use of previously developed land and buildings.

SEA Directive Topic(s) covered:

- Soil

SA Objective 4: Adapt to the impacts of, and minimise factors contributing to, climate change.

SEA Directive Topic(s) covered:

- Climate Change

SA Objective 5: Reduce the risk of flooding.

SEA Directive Topic(s) covered:

- Climate Change
- Material Assets

SA Objective 6: Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.

SEA Directive Topic(s) covered:

- Landscape

SA Objective 7: Make sustainable use of resources and minimise waste generation.

SEA Directive Topic(s) covered:

- Material Assets
- Water

- Soil

SA Objective 8: Encourage and facilitate the use of sustainable modes of transport.

SEA Directive Topic(s) covered:

- Material Assets
- Climate Change

SA Objective 9: Ensure all people are able to live in a decent home which meets their needs.

SEA Directive Topic(s) covered:

- Material Assets
- Population

SA Objective 10: Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.

SEA Directive Topic(s) covered:

- Material Assets
- Population

SA Objective 11: Reduce crime and the fear of crime.

SEA Directive Topic(s) covered:

- Population

SA Objective 12: Improve public health and ensure public health facilities are accessible for those in need.

SEA Directive Topic(s) covered:

- Human Health

SA Objective 13: Protect, enhance, ~~and~~ create and ensure access to open spaces and facilities for leisure and recreation.

SEA Directive Topic(s) covered:

- Population
- Human Health
- Cultural heritage

SA Objective 14: Provide easy access to community services and facilities to meet people's needs and avoid isolation.

SEA Directive Topic(s) covered:

- Material Assets
- Population

SA Objective 15: Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.

SEA Directive Topic(s) covered:

- Material Assets
- Population

SA Objective 16: Enhance the town centres in order to protect and improve their vitality and viability.

SEA Directive Topic(s) covered:

- Material Assets
- Population
- Human Health

SA Objective 17: Conserve and enhance the built historic environment (including heritage assets and their respective settings).

SEA Directive Topic(s) covered:

- Cultural Heritage

Health Impact Assessment

2.12 As described in Chapter 1, Health Impact Assessment for the Local Plan is being integrated into the SA process. SA objective 12 (improve public health

and ensure health facilities are accessible for those in need) directly addresses health issues. The achievement of SA objectives 9, 13, 14 and 16 are also likely to indirectly benefit people's health. This includes:

- Providing a high quality of housing stock to meet the needs of all sections of the community (including older people and people with disabilities who may have specific needs) (SA objective 9).
- Ensuring residents have access to open spaces and leisure and recreation facilities which will be of importance for physical as well as mental wellbeing (SA objective 13).
- Providing a good level of access to community facilities for residents which will help to limit the potential for social isolation and support good mental in the local population (SA objective 14).
- Supporting viable town centres where people can access essential services and facilities and can benefit from informal interactions with other residents, thereby promoting social cohesion in the Plan area (SA objective 16).

2.13 The options and policies for the Local Plan have all been assessed against these objectives as part of the SA.

SA Stage B: Developing and refining options and assessing effects

2.14 Developing options for a plan is an iterative process, usually involving a number of consultations with public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.

2.15 Regulation 12 (2) of the SEA Regulations requires that:

“The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—

(a) implementing the plan or programme; and

(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”

2.16 Any alternatives considered for the plan need to be ‘reasonable’. This implies that alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.

2.17 The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified for each option, such that it is not possible to ‘rank’ them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

2.18 This section provides an overview of how the appraisal of options has been undertaken and how this will feed into the development of the Cannock Chase Local Plan.

Identification and appraisal of policy options

Issues and Options (2019)

2.19 High level options for the policies to be included in the Local Plan were identified by the Council officers preparing the Plan. Reasonable alternative options for various policy topics were drawn from the most up-to-date evidence and guided by the national level policy set out in the NPPF. The potential to update the policies of the Local Plan (Part 1) was also a key consideration.

2.20 The reasonable alternative policy options were subject to SA in 2019 in accordance with the methodology described further ahead in this chapter, and the findings were presented in the previous 2019 IIA Report; these have been summarised in Appendix G of this SA Report.

Preferred Options (2021)

2.21 The Preferred Options Local Plan included more detailed draft policies. These were subject to SA and the findings presented in Chapter 5 of the Preferred Options SA Report (March 2021). These findings have helped form the basis of Chapter 5 in this SA Report, which contains the appraisals of the finalised policies contained in the Pre-Submission version of the Local Plan (see below).

Pre-Submission (2023)

2.22 The Pre-Submission Local Plan builds on the Preferred Options version of the Local Plan and provides the policies in their finalised form.

2.23 Since the preparation of the Preferred Options Local Plan, the topic-based policies have been subject to minimal amendments, mostly to reflect completed

evidence and for factual updates. Supporting text has been updated where applicable, for example to the introductory sections which contains statistical data to set the context for the strategy.

2.24 The policies relating to ecology and biodiversity have been reviewed to ensure they provide sufficient guidance and clarity in relation to biodiversity net gain to align with National Government Policy. A new policy on biodiversity net gain has been included in the Pre-Submission Local Plan, however, the substance of the policy reflects the position outlined in earlier iterations of the plan in terms of the percentage of biodiversity net gain sought on development sites. A new policy addressing the intensification of identified existing employment sites has also been included in the Pre-Submission Local Plan. This policy topic was previously covered by the explanatory text of Policy SO4.2: Provision for new employment uses in the Preferred Options version of the Local Plan, but has now been included as a new separate policy to provide clarity between the intensification of existing employment sites and allocation of new employment sites. This change has been made for clarity in this topic area.

2.25 The housing and employment sections have been amended to reflect recent monitoring data and to align with new text for site allocations which was previously separate to the plan. Some text has been removed from policies to avoid repetition. This does not represent a substantive change.

2.26 This IIA Report presents the appraisals of these policies in Chapter 5.

Identification and appraisal of site options

Issues & Options (2019)

2.27 An initial list of reasonable alternative residential and employment site options for the Local Plan was identified by the Council drawing on the Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Availability Assessment (ELAA). This took forward the most recent Call for Sites

submissions at the time (including new sites received to the Local Plan (Part 2) Issues and Options consultation). In addition, any new site information received in relation to the Local Plan Review (Issues and Scope) consultation in summer 2018 (which post-dated the SHLAA/ELAA) was taken into account.

2.28 The SHLAA and ELAA documents are the primary database for all sites that have been suggested for housing and employment development within the District. They provide an overarching assessment of a site's suitability, availability and achievability. In order to identify a set of housing and employment site options for the new Local Plan, the main criteria were if the site had been recently promoted by a landowner/developer and its size. This approach largely utilised that previously taken forward for identifying the Local Plan (Part 2) site options. The Council consulted on a more detailed site assessment/selection methodology as part of the Local Plan Issues and Options consultation in 2019 which has been used to sift sites further as the plan progressed to Preferred Options stage.

2.29 Sites that would deliver fewer than 10 dwellings were not assessed in 2019 as these were not being proposed for allocation in the Local Plan. The exception to this was smaller sites which lie within the Green Belt, and so would require an amendment to Green Belt boundaries to come forward. In addition, a number of larger sites within the deliverable supply were already under construction so generally the Council did not consider it necessary to allocate those sites and many of them have been excluded from the assessment process (the Council did consult on whether or not sites with planning permission should be considered for allocation as part of the Issues and Options consultation). Please note that while the Pre-submission Local Plan allocates several sites that are under construction, individual site allocation policies have not been set out for their allocation. Sites that are under construction have been treated as part of the baseline situation for the effects reported in the IIA. The Council made the decision to allocate sites that are under construction following the Issues and Options stage to provide clarity on all the elements of housing supply which would be delivered within the plan period.

2.30 With regards to identifying employment site options for the Local Plan, sites that were well under construction were excluded from the assessment process. Smaller sites which benefit from planning consent (typically less than 0.5ha) were excluded from the assessment process as they generally related to specific schemes for specific businesses (rather than being available for general employment uses to a wider market) and/or lie outside the main employment areas identified in the Local Plan (Part 1) (i.e. Kingswood Lakeside, Towers Business Park and A5 Corridor) and are still evidenced in the ELAA (by the proportion of available sites within these areas relative to overall supply). These sites were not being proposed for allocation but it was considered instead that they could be managed via the development management process. Not including these areas for allocation equates to less than 2ha of employment land altogether. Mill Green was not assessed for an employment land allocation, as it had received planning permission and was under construction as a designer retail outlet village at the time of the Issues and Options consultation. Therefore, it was unavailable for E class employment use.

2.31 In relation to Kingswood Lakeside and Towers Business Park, as part of its earlier Local Plan (Part 2) Issues and Options consultation, the Council proposed to assess the entire business park areas for potential allocation in line with Local Plan (Part 1) Policy CP8, which covers the individual parcels remaining within them. This was on the basis that these two sites were highlighted as the highest quality and largest sites within the District and therefore worthy of protection for the existing uses and future developments (see Policy CP8). Given that these sites remained the largest employment sites in the District with remaining development capacity, the previously suggested site options were carried forward for assessment as part of the 2019 Issues and Options SA Report.

2.32 As part of work on the Local Plan (Part 2) Issues and Options, the Council prepared a 'background paper' setting out how the site options for Gypsy, Traveller and Travelling Showpeople had been identified. In summary, these options were identified via Call for Sites submissions and via consultation with individual landowners within the 'Area of Search' for suitable sites set out in Local Plan (Part 1) Policy CP7. No further site options were suggested for such

uses at the time of the 2019 Issues and Options consultation and therefore these sites still formed the basis of the site options to be tested at that time.

2.33 All other site options e.g. those for green spaces and specific proposals, such as tourism developments, were taken forward from Call for Sites submissions (as recorded in the ELAA for other potential employment generating uses) and based upon Local Plan (Part 1) provisions. Small scale sites that have been suggested in response to Local Plan (Part 2) and the Local Plan Review (Issues and Scope) consultation were not assessed given the Local Plan Review Issues and Options proposes that changes to the Green Space Network should be at a District level scale, and small sites could be addressed via Neighbourhood Plans.

2.34 Once the Council had identified the reasonable alternative site options as described above for the Local Plan Issues and Options consultation, they were subject to SA in accordance with the methodology described further ahead in this chapter. The findings were presented in the previous 2019 IIA Report and are summarised in Chapter 4 of this SA Report.

Preferred Options (2021)

2.35 As part of the Local Plan Issues and Options consultation, the Council asked whether there were any further site options which should be considered at subsequent stages. In response to the Issues and Options consultation additional sites were proposed and through the monitoring of the housing data additional sites had been identified in the SHLAA and ELAA 2020. As previously, sites that would deliver fewer than 10 dwellings were not assessed as these were not being proposed for allocation in the Local Plan. This approach was consulted upon as part of the draft methodology for site selection in the Issues and Options consultation and no comments were received in relation to the use of this threshold.

2.36 The Preferred Options document recognised the contribution made by its small sites in Policy SO3.1 and included a contribution through the inclusion of

them within the 5 year supply and an allowance for windfalls through the Plan period as permitted by national guidance as monitored through the SHLAA and based on past trends. Given the strategic nature of the Plan and the number of sites identified in the District, a threshold of 10 units as the minimum number of units where an allocation will be identified in the Local Plan is appropriate.

2.37 In order to establish the level of potential supply of housing land within the existing settlements, a development capacity study [See reference 6] was undertaken. This identified a shortfall in the number of homes which could potentially be delivered on land not subject to constraints and outside the designated Green Belt during the Plan period. An update of the findings was undertaken by officers to identify sites likely to come forward and exclude sites where more up to date information indicated the site was unsuitable or unavailable for residential purposes; this enabled the non-Green Belt sites proposed to be allocated in the Preferred Options document to be identified. As the resultant updates to the capacity study would still not deliver sufficient homes to meet the District's housing or employment requirement, it was necessary to undertake further assessments. As outlined in the Issues and Options consultation, the proposed methodology for site selection was then applied to sites of over 10 units to arrive at a shortlist of the best-performing sites. Sites that have planning permission or are under construction were excluded as the principle of development had already been established. Employment sites from the 'not readily available' sites within the ELAA were also assessed.

2.38 The strategic housing and employment allocations included within the Preferred Options were the sites, that at the time of the preparation of that document and following detailed site assessment and evaluation, were considered to provide the most sustainable options that would deliver the spatial strategy based on the evidence available. The findings were presented in the previous 2021 IIA Report.

Pre-Submission (2023)

2.39 The Pre-Submission Local Plan extends the plan period by two years to cover the period 2018-2040. However, the overall strategy for the plan has not changed substantively between Preferred Options and Pre-Submission stage. The Council's justification for selecting the Spatial Strategy in light of reasonable alternatives is set out in Chapter 5 of this SA Report, following the presentation of the effects of the plan. The Spatial Priorities and the Spatial Strategy are set out immediately preceding the policies in the Pre-Submission Local Plan. However, amendments have been made in response to the consideration of responses to the Preferred Options consultation, updated monitoring data and in light of new and/or updated evidence.

2.40 In terms of the quantum of housing proposed in the Local Plan, the local housing need development target has slightly increased from a minimum of 5,515 dwellings at Preferred Options stage to a minimum of 5,808 dwellings (to meet the needs of the District) to account for updates to the ONS affordability data which factor into the standard methodology for calculating housing need, and due to the extension of the plan period. The dwelling target continues to be based on the standard method and the plan continues to contribute an additional 500 dwellings towards addressing the unmet need of the wider Housing Market Area.

2.41 There have been some amendments to proposed residential site allocations since the Preferred Options stage. Some changes are included in response to comments received as part of the consultation and others to reflect the planning status of sites, where this has changed. Some changes to the proposed residential site allocations reflect the status of infrastructure provision more generally where more development cannot currently be supported. For example, this is the case for the removal of the residential allocation in Norton Canes (SH5) which is now safeguarded to accommodate the growth requirements of the District beyond the plan period or following a review of the Local Plan (S3).

2.42 The Green Belt sites were subject to further testing in light of the updated need and supply calculation which is documented in the Councils Green Belt Topic Paper. Proposed site SH4 - Land east of The Meadows, Armitage Lane, Brereton and site SH5 - Land to west of Hednesford Road are greenfield sites in the Green Belt which were included in the Preferred Option Local Plan. As a result of the additional testing undertaken, these sites are identified as not being required to meet development needs. An alternative residential allocation (SH6) has been made on land in the Green Belt for 145 dwellings at former Hagley Park School, Rugeley. This site lies partly within the Green Belt. The area within the Green Belt meets the Exceptional Circumstances test for release given that it is predominantly brownfield consisting of a former school playing field.

2.43 Two new sites were submitted during the 2023 call for sites exercise for residential development located in the urban area which were assessed as suitable, available and deliverable and therefore proposed for allocation. These are land at Brindley Heath Road, Cannock (site allocation H65, 0.18ha for up to 15 dwellings); and land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley (site allocation H67, 0.19ha, for up to 18 dwellings).

2.44 The Local Plan will now provide for up to 74ha of employment land, greater than the 50ha proposed at the Preferred Options stage. In considering representations received to the Preferred Options consultation it was identified that insufficient account had been taken for the annual loss of employment land to alternative uses during the plan period. Consequently, with the additional two years to the plan period and taking account of the annual losses, the requirement for employment land has now increased to 74ha. In light of evidence [\[See reference 7\]](#) about how the West Midlands Interchange will address authorities' employment need in the vicinity of the strategic freight interchange, 10ha of the employment supply for Cannock Chase has been attributed to the West Midlands Interchange in neighbouring South Staffordshire District.

2.45 A small number of changes have been made to the strategic employment sites proposed for allocation in the Local Plan. Preference has been made to extending existing business parks due to infrastructure benefits. The changes

also reflect the greater potential for delivering these sites compared to sites which would not extend existing business park locations. Site allocation SE2: Watling Street Business Park and extension, in Norton Canes is now included in the Pre-Submission Local Plan and will deliver 5.5ha of employment land to contribute to the immediate supply of employment sites. This is as a result of the increased needs which the Economic Development Needs Assessment (EDNA) [See reference 8] has identified to 74ha, compared to the 50ha identified in the Preferred Options Draft Local Plan. An extension to Kingswood Lakeside Business Park is also now proposed (site SE1) but this site will result in the release of Green Belt land. Site allocation E12 - Site between A5 and M6 Toll, Norton Canes that was include in the Preferred Options Local Plan, was removed due to deliverability issues. Site E10 Turf Field was also removed as not required when considered alongside to the two preferred strategic employment allocations; SE1 and SE2.

2.46 The site allocation policies and maps have been added, predominantly to the end sections of the Pre-Submission Local Plan. This has resulted in some amendments to policy numbers. The policy on Gypsy and Traveller Accommodation has been amended to reflect the detailed work undertaken on need and supply and to update the 5 year supply position. There was subsequently a need to ensure all potential sources of supply were scrutinised to identify whether there was any capacity for additional pitches. This has resulted in allocations for expansion of two existing Gypsy and Traveller sites at Cannock Wood, Rawnsley (GT1) and Lime Lane, Little Wyrley (GT2) in the Pre-Submission Local Plan.

2.47 The appraisal of the proposed site allocations in the Pre-Submission Local Plan are presented in Chapter 5 of this SA Report. It should be noted the Council made the decision to revoke the AQMAs along A5 Watling Street (between the junction with the A34 Walsall Road and the District boundary with South Staffordshire) and at Five Ways Island in May 2023 in light of changes in local quality [See reference 9]. The AQMA at the A5 Watling Road between Churchbridge Traffic Islands and the District boundary with Walsall and the Walsall AQMA that covers land to the south of the District boundary remain in place. This change means that sites proposed for allocation in the Pre-Submission Local Plan have been re-appraised in relation to SA objective 2:

pollution (which considers the potential for increases in air pollution within AQMAs) as part of preparation of the IIA Report for the Pre-Submission Local Plan in January 2024. The appraisal of all other site options is based on the baseline situation in March 2021 when the IIA Report for the Preferred Options was prepared and the two AQMAs in question remained in place. The findings for the site options considered through the Local Plan were undertaken on a consistent basis at the Preferred Options stage of the SA process and passed to the Council to help inform the preparation of the plan.

SA Stage C: Preparing the Sustainability Appraisal report

2.48 This SA Report describes the process that has been undertaken to date in carrying out the SA of Cannock Chase Local Plan. It sets out the findings of the appraisal of policy and site options, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects).

SA Stage D: Consultation on Local Plan and this SA Report

2.49 Cannock Chase Council is inviting comments on the Local Plan: Pre-Submission document and this SA Report. Both documents are being published on the Council's website for consultation in spring 2024.

2.50 Appendix A presents the consultation comments that were received in relation to the SA Scoping Report, the SA Report for the Local Plan: Issues and Options document and the SA Report for the Local Plan: Preferred Options document and explains how they have been addressed.

SA Stage E: Monitoring implementation of the Local Plan

2.51 Recommendations for monitoring the social, environmental and economic effects of implementing Cannock Chase Local Plan are presented in Chapter 6.

Appraisal methodology

2.52 The reasonable alternative policy and site options for the Local Plan and the preferred policies and site allocations in the Pre-Submission Local Plan have been appraised against the SA objectives in the SA framework, with symbols being attributed to each option/policy/site allocation to indicate its likely sustainability effects on each objective as shown in Table 2.1: Key to symbols and colour coding used in the SA of Cannock Chase's Local Plan.

Table 2.1: Key to symbols and colour coding used in the SA of Cannock Chase's Local Plan

Symbol	Description
++	The option is likely to have a significant positive effect on the SA objective(s).
++/-	The option is likely to have a mixture of significant positive and minor negative effects on the SA objective(s).
+	The option is likely to have a minor positive effect on the SA objective(s).
0	The option is likely to have a negligible or no effect on the SA objective(s).
-	The option is likely to have a minor negative effect on the SA objective(s).

Symbol	Description
--/+	The option is likely to have a mixture of significant negative and minor positive effects on the SA objective(s).
--	The option is likely to have a significant negative effect on the SA objective(s).
?	It is uncertain what effect the option will have on the SA objective(s).
+/- or ++/--	The option is likely to have an equal mixture of both minor or both significant positive and negative effects on the SA objective(s).

2.53 Where a potential positive or negative effect is uncertain, a question mark was added to the relevant symbol (e.g. +? or -?) and the symbol is colour coded as per the potential positive, negligible or negative effect (e.g. green, purple, blue, etc.).

2.54 The likely effects of options/policies/site allocations need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. This appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -), this is because the effect of an option on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.

2.55 The SA findings for the Local Plan site options (including those that are allocated and reasonable alternatives) are described in Chapter 4 and the SA effects for the whole Pre-Submission Local Plan (i.e. policies and site allocations within them) are described in Chapter 5.

Assumptions applied during the SA

2.56 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of the site options, a detailed set of assumptions was developed and applied. These assumptions are presented in Appendix D and were applied mainly through the use of Geographical Information Systems (GIS) data.

2.57 The assumptions were originally presented in the SA Scoping Report. A small number of changes were made to the assumptions between the Scoping Report and the Issues and Options SA Report in 2019. These changes were made to take account of changes in the GIS datasets available, to reflect comments received on the SA Scoping Report (June 2018), to reflect changes to national guidance (most notably the change in the threshold for affordable housing provision to sites which would provide 10 or more houses [See reference 10]) and to ensure that the assumptions are as robust as possible. Where changes have been made these are detailed with strikethrough text for any deletions and underlined text for any additions.

2.58 The appraisal of SA objective 17: historic environment for all sites at the Preferred Options and subsequent Pre-Submission stage has been informed by the heritage impact assessment work commissioned by the Council [See reference 11] to support the preparation of the Local Plan. This reflects comments made by Historic England on previous iterations of the SA Report. Previously, this SA objective had been informed by proximity to heritage assets and other evidence base documents (such as Conservation Area Appraisals, information contained on the Staffordshire Historic Environment Record, the Historic Environment Assessment and the findings of the Cannock and Rugeley Extensive Urban Surveys). The heritage impact assessment work was prepared after undertaking of the SA Report for Issues and Options Local Plan and considered the potential heritage impacts of sites from the SHLAA 2018 and ELAA 2018. The heritage impact assessment work was updated following the preparation of the SHLAA 2020 and ELAA 2020 and considered a total of 453 sites.

2.59 Where new sites have been identified as options since the undertaking of the heritage impact assessment work, the assessment of potential effects relating to the historic environment has been based on that work where the new sites fall within sites assessed through the heritage impact assessment work. Where this is not the case, the findings have been informed by the Council's site selection process which is detailed in the Site Selection Methodology Topic Paper.

2.60 The first stage of the heritage impact assessment work involved the identification of sites for which no significant impact on the historic environment (apart from the possibility of undiscovered archaeology) would occur as a result of development. Through this process, 311 sites were effectively screened out from further assessment. Following this, the assessment identified sites at which impact on heritage assets, either physically or as a result of change to setting might result. Through this part of the assessment a further 73 sites were screened out. These are sites which are either completed, within a conservation area where effects relating to that conservation area could be mitigated or contain non-designated built heritage assets of very low or negligible significance.

2.61 Following these screening tasks, a total of 69 SHLAA sites and seven ELAA sites were taken through to the second stage of assessment. This work involved identifying the potential magnitude of development impacts relating to nearby heritage assets. The effects identified were recorded as follows:

- Major - considerable change to the asset or its setting resulting in a loss of significance;
- Moderate – noticeable change to the asset or its setting affecting significance; and
- Minor – slight change to the asset or its setting resulting in some change to significance.

Difficulties encountered

2.62 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process. A number of difficulties and limitations arose in the course of the SA and these are outlined below:

- During the appraisal of the policy options at the Issues and Options stage, the fact that options had not yet been worked up in detail (comprising only suggested policy approaches) meant that at times it was difficult to assess in detail the likely effects of the options on each SA objective. As the draft policies have been worked up in more detail it has been possible to draw more certain conclusions about their likely effects.
- There was a need to ensure that a large number of site options could be appraised consistently. This was achieved by the use of assumptions relating to each SA objective, as described above.
- Not all baseline data was available or was possible to collect. In collating the baseline data, problems encountered included the difficulty of obtaining ward or district level data consistently and the difficulty of identifying trends in some datasets. SEA Guidance recognises that data gaps will exist but suggests that where baseline information is unavailable or unsatisfactory, authorities should consider how it will affect their assessments and determine how to improve it for use in the assessment of future plans. The collection and analysis of baseline data is regarded as a continual and evolving process, given that information can change or be updated on a regular basis. Not all the relevant information was available at the local level and as a result there are some gaps within the data sets. Nevertheless, the available information provides a sufficiently comprehensive view of the sustainability issues within the Plan area.
- At the time of preparing the SA Reports for the Issues and Options and Preferred Options Local Plan documents some of the data which was available at the national and district level was from the 2011 census. This data allowed for comparisons to be made between the district and national performance in relation to a number of indicators. However, at the time of

preparing these reports it was recognised that the data was relatively old. As data has emerged from Census 2021, this has been used to update the baseline evidence that has informed the undertaking of the SA.

- Spatial analysis was based on straight line walking distances. Examination of actual distances via the rights of way network was not possible since digital data were not available to indicate the access points of services and facilities or the likely entry and exit points from the site options.
- Where site allocations are close to the District boundary, the spatial analysis was hampered by the fact that some spatial data required for proximity-based assessments were not available for neighbouring districts, or for part of them.
- The level of detail of the site options appraisal work was commensurate with the level of detail of the Local Plan document. As such, not every local characteristic could be investigated for each site option. For example, in relation to potential effects of the site options on biodiversity assets, it was necessary to base the score on proximity to designated biodiversity sites only. While it is recognised that in some cases, sites might be close to high value non-designated biodiversity sites, the strategic nature of the SA meant that it was not possible to investigate this potential for each site option and the score was based on designated sites only. This approach was considered to be the best way of ensuring consistency and a comparable level of detail in each site appraisal.
- The rate at which emissions from private vehicles will change over the course of the Plan period as a result of technological improvements cannot be predicted or realistically factored into judgements about air quality and carbon emissions.
- The available data for agricultural land classification did not distinguish between Grade 3a (considered to be best and most versatile agricultural land) and 3b (not considered to be best and most versatile agricultural land). This resulted in some uncertainty in the scores, as set out in the assumptions.

Chapter 3

Sustainability context for development in Cannock Chase

Review of Plans, Policies and Programmes

3.1 Annex 1 of the SEA Directive requires:

(a) “an outline of the...relationship with other relevant plans or programmes”; and

(e) “the environmental protection objectives established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation”

3.2 In order to establish a clear scope for the SA it is necessary to review and develop an understanding of the environmental, social and economic objectives contained within international and national policies, plans and strategies that are of relevance to the emerging Cannock Chase Local Plan. Given the SEA Directive requirements above, it is also necessary to consider the relationship between the Local Plan and other relevant plans, policies and programmes.

3.3 During the Scoping stage of the SA, a review was undertaken of the other plans, policies and programmes that are relevant to the Local Plan, as described in Chapter 2. The review of relevant plans, policies and programmes

has been updated as part of the preparation of each iteration of the IIA Report. A small number of amendments have also been made to the policy review to reflect comments received during consultation for the IIA Report (at the Scoping, Issues and Options and Preferred Options stages). The updated policy review can be seen in full in Appendix B and the key findings are summarised below.

3.4 It should be noted that the policy context is inherently uncertain as the current framework outlined here is likely to change in response to a number of key factors:

- Slow economic growth in the UK economy – the UK avoided falling into recession at the end of 2022 after the economy performed better than expected. The economy continued to grow in the first two quarters of 2023, although it stagnated in the third quarter. It saw zero growth between July and September 2023 [See reference 12]. In March 2023, the Office for Budget Responsibility predicted that GDP in the UK would grow by 1.8% in 2024 and 2.5% in 2025. However, these figures were revised in November 2023 to present more modest levels of 0.7% growth in 2024 and 1.4% in 2025 [See reference 13]. The potential implications for planning and development include Government spending cuts impacting on support available for services and facilities and new infrastructure.
- COVID-19 – The COVID-19 pandemic has led to far-reaching changes to society in the UK and around the world. Which of these changes will continue in the long term is unknown and will depend on a variety of factors. Potential implications for planning and development include Government measures to re-start the economy via support for housebuilding and infrastructure development; changes to permitted development rights; increased remote working and reduced commuting and related congestion and air pollution; increased prioritisation of walking and cycling over public transport; and increasing pressure to ensure satisfactory living standards are set and enforced. In Cannock Chase, the total number of people who died within 28 days of testing positive for COVID-19 was 367.5 per 100,000 population. This is significantly higher than the Staffordshire rate of 357.2 per 100,000 population in addition to

the West Midlands rate of 311.2 per 100,000 population and the UK rate of 265.3 per 100,000 population [\[See reference 14\]](#).

- Brexit - Following the United Kingdom's (UK) departure from the European Union (EU) on 31 January 2020, it entered a transition period which ended on 31 December 2020. From 1 January 2021, directly applicable EU law no longer applies to the UK and the UK is free to repeal EU law that has been transposed into UK law. Where EU law has been transposed into UK law and not repealed, the relevant UK legislation is still referred to in this report.
- The Levelling Up and Regeneration Act – The Act received royal assent in October 2023 and sets out the direction for planning, making provisions to support the levelling-up agenda. As part of this, it seeks to streamline the planning process, including through a reform of existing EU-generated systems of SA/SEA, Habitats Regulations Assessment (HRA) and Environmental Impact Assessment (EIA), which will eventually be replaced by a simpler process known as 'Environmental Outcomes Reports'. However, secondary legislation is required to introduce the new regime and at present the requirement to undertake SEA remains in force.

3.5 It is also possible that UK and sub-national climate change policy may change as public awareness and prioritisation of the threat of climate change grows, as illustrated by the increasing number of local authorities that have declared a climate emergency. This includes Cannock Chase District which declared a Climate Emergency in July 2019 and committed to a vision of Carbon Neutrality. Staffordshire County Council has prepared a Climate Change Strategic Development Framework [\[See reference 15\]](#) with the aim of reaching net zero carbon emissions by 2050. This is currently supported by their Climate Change Action Plan 2021-2025 [\[See reference 16\]](#).

3.6 The NPPF is the overarching planning framework which provides national planning policy and principles for the planning system in England. The NPPF was originally published in March 2012. It was revised in July 2018 and subsequently updated in February 2019, in July 2021 and again in September 2023. The September 2023 update to the NPPF introduces a small number of changes in relation to proposals for the use and improvement of existing

renewable energy sites. A further update was published in December 2024, although the Cannock Chase Local Plan will be considered under the September 2023 NPPF as it reached Regulation 19 stage before March 2024 (as per paragraph 230) [\[See reference 17\]](#).

3.7 The recently adopted Environment Act 2021 sets statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water and resource efficiency and waste reduction. This includes the requirement for 10% biodiversity net gain, which is mandatory from November 2023. The Act operates as the UK's framework for environmental protection, arising following the UK's departure from the EU. This includes laws to allow for new binding targets to be introduced in relation to nature protection, water quality, air quality, and previous environmental protections carried over from past EU legislations [\[See reference 18\]](#).

Relationship between the Cannock Chase Local Plan and other plans and programmes

3.8 The Cannock Chase Local Plan must be in conformity with the NPPF, the requirements of which are described in detail in the next section.

3.9 The Local Plan will identify the overall scale of development for Cannock Chase, including where development should take place. It will include detailed policies to ensure that development takes place in a sustainable way and will make specific allocations for sites to be developed.

3.10 The standards and site allocations to be included in the Local Plan will also need to take account of the wide range of plans that currently exist at the sub-regional and local levels which provide context for the emerging plan.

District-level planning policy

3.11 Cannock Chase District Council has adopted several Supplementary Planning Documents (SPDs) including the adopted Design SPD (April 2016), an adopted Developer Contributions and Housing Choices SPD (July 2015), an adopted Parking Standards, Travel Plans & Developer Contributions for Sustainable Transport SPD (July 2005), and an adopted Rugeley Power Station Development Brief SPD (jointly produced with Lichfield District Council). In addition, there is a suite of Conservation Management Plans and appraisals, updated in February 2019.

Neighbourhood plans

3.12 Hednesford Neighbourhood Plan was adopted in November 2018 and now forms part of the development plan for the District. Five further Neighbourhood Plans are currently in the process of being prepared within the District (Brereton and Ravenhill, Norton Canes, Cannock Wood, Rugeley, and Heath Hayes & Wimblebury), and other such plans are also underway in neighbouring districts/boroughs. The Neighbourhood plan for Cannock Wood [See reference 19] was assessed by an independent Examiner, who recommended the Plan was submitted for a Referendum. The voters within the Neighbourhood Area have voted in favour of the plan, which means the Cannock Wood Neighbourhood Plan can now go through a formal Cannock Chase Council process with a recommendation that it be 'made' (adopted) to form part of the development plan for the District. Neighbourhood Plans that are presently being prepared will be subject to their own SEA processes where required, but regard will need to be had to them as they need to be in broad conformity with the Local Plan.

Management Plan for the Cannock Chase National Landscape

3.13 Cannock Chase AONB (Area of Outstanding Natural Beauty) Management Plan 2019–2024 was published in April 2019 by the Cannock Chase AONB Partnership (now known as the Cannock Chase National Landscape Partnership), which is led by a Joint Committee of local authorities in whose area the National Landscape falls. The Management Plan is focussed on meeting the purposes of the National Landscape: conserving and enhancing natural beauty, with considerations relating to wider environmental issues, the rural economy, communities and recreation. The processes of SEA and HRA have been undertaken in relation to the Management Plan as it has been produced.

Neighbouring Authorities' Local Plans

3.14 Throughout the preparation of the Local Plan and the SA process, consideration has been given to the development plans adopted and being prepared by the authorities around Cannock Chase District. The development proposed in those authorities could give rise to in-combination effects with the effects of the Cannock Chase Local Plan, and the effects of the various plans may travel across local authority boundaries. There are a number of authorities that border Cannock Chase and their local plans include: to the north The Plan for Stafford Borough (2014) [See reference 20] and the Plan for Stafford Borough: Part 2 (2017) [See reference 21] and to the west, South Staffordshire Local Plan (comprising the Core Strategy (2012) [See reference 22] and the Site Allocations document (2018) [See reference 23]). Lichfield borders the District to the east and the Local Plan Strategy (2015) [See reference 24] currently forms part of the planning policy for the District. The land allocations associated with meeting the growth requirements set out in the Local Plan Strategy, are detailed in the Local Plan Allocations 2008 – 2029 document (2019) [See reference 25]. Walsall also borders Cannock Chase District to the east and the Walsall Site Allocation Document was adopted in January 2019. Walsall also shares a joint Core Strategy (2017) [See reference 26] with the

other Black Country Authorities of Wolverhampton, Sandwell and Dudley. Further consideration for development set out in the adopted and emerging Local Plan documents for the local authorities surrounding Cannock Chase and any associated potential effects is provided in Chapter 5 of this IIA Report. These effects are considered alongside the potential effects of the policies and sites included for allocation in the Pre-Submission Local Plan.

3.15 There is also need for consideration of the impacts which occur across the Greater Birmingham Housing Market Area and the various LEPs (Local Enterprise Partnerships) and West Midlands Combined Authority geographies. The Greater Birmingham and Solihull LEP (GBSLEP) encompass the nine local authorities that make up Greater Birmingham and includes the District of Cannock Chase. The LEP seeks to position Greater Birmingham as a leading, global city region by 2030. GBSLEP Strategic Economic Plan (SEP) (2016) [\[See reference 27\]](#) sets out a vision and strategy for delivering smarter, more sustainable and more inclusive growth for the benefit of the area and wider West Midlands city region. The GBSLEP have worked closely with its regional partners, the West Midlands Combined Authority (WMCA), Black Country LEP and Coventry and Warwickshire LEP to contribute to the publication of the West Midlands Local Industrial Strategy (2019) [\[See reference 28\]](#). The Strategy sets out a long-term vision for the West Midlands in which productivity will be increased and all communities are to benefit from economic prosperity.

3.16 The District also forms part of the Stoke-on-Trent and Staffordshire LEP. The SEP (2018) [\[See reference 29\]](#) for the area seeks to bring businesses and local authorities together to drive economic growth and create jobs in the area. The LEP has also prepared a Local Industrial Strategy (2020) [\[See reference 30\]](#) which seeks to support ambitious business growth in the area, where digital, transport and energy networks are to drive productivity and inclusion as well as a high quality of life. The Strategy is prepared in light of the challenges of COVID-19 and reflects the adverse impacts of the pandemic in terms of the local economy, businesses and communities.

Environmental, social and economic objectives relevant to the Cannock Chase Local Plan

3.17 There are a wide range of plans, policies and programmes at the international and national levels that are relevant to the emerging Cannock Chase Local Plan. The key components of the full list of plans, policies and programmes presented in Appendix B are summarised below.

Key international plans, policies and programmes

3.18 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the ‘SEA Directive’) and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the ‘Habitats Directive’) are particularly significant as they require SEA and HRA to be undertaken in relation to the emerging Local Plan. These processes should be undertaken iteratively and integrated into the production of the Local Plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.

3.19 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, while the UK has left the EU following Brexit, most of these Directives have been transposed into UK law through national-level policy; however the international directives have been included in Appendix B for completeness.

Key national plans, policies and programmes

3.20 There is also a wide range of national level plans, policies and programmes with relevant objectives for the SA, which are summarised in Appendix B. The publication of the NPPF in 2018 (as updated in September 2023) which is supported by the online Planning Practice Guidance (PPG) [See reference 31] provides a particularly important context for the production of the SA. The Cannock Chase Local Plan must be consistent with the requirements of the NPPF, which sets out information about the purposes of local plan-making. It states that in addition to being positively prepared, justified and effective, Local Plans will be considered sound if they are capable of:

“enabling the delivery of sustainable development in accordance with the policies in (the) Framework and other statements of national planning policy, where relevant.” .”

3.21 In addition to contributing to the achievement of sustainable development, the NPPF also requires Local Plans to be prepared positively in a way that is ‘aspirational but deliverable’. This means that opportunities for appropriate development should be identified in order to achieve net gains across the three overarching objectives of sustainable development: that is to say achieving the economic, social and environmental objectives of the planning system. Significant adverse impacts on these objectives should be avoided however and, where possible, alternative options which reduce or eliminate these types of impacts should be taken forward. Where this is not possible mitigation followed by compensatory measures should be pursued.

3.22 National policy within the NPPF of most relevance to the emerging Local Plan review has been summarised below.

3.23 The Government is also sets out goals for managing and improving the environment within the next 25 years up to until 2043 the Environmental Improvement Plan 2023 [See reference 32]. The document seeks to influence

planning at a local level and therefore is relevant to the scope of the IIA and the Local Plan review process. Reference has been included within each topic below to the relevant text from the environment plan.

Population Growth, Health and Wellbeing

3.24 The NPPF includes as part of its social objective the promotion of “strong, vibrant and healthy communities” by:

- “ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and
- by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing.”

3.25 Ultimately planning policies and planning decision making should “aim to achieve healthy, inclusive and safe places”.

3.26 The document states that strategic policies should set out the pattern, scale and quality of development and make sufficient provision for “housing (including affordable housing) ... [as well as] community facilities (such as health, education and cultural infrastructure).” Policies should reflect “the size, type and tenure of housing needed”. This policy approach is to include but should not be limited to housing requirements relating to affordable homes, families with children older people, students, people with disabilities, service families, travellers, those who rent their homes and people wishing to commission the construction of their own homes. At major developments providing new housing planning policies and decisions should expect at least 10% of new provision to be delivered for affordable home ownership subject to conditions and exemptions.

3.27 To help to diversify opportunities for builders, promote a better mix of site sizes and increase the number of schemes that can be built-out quickly to meet housing need, the NPPF states that at least 10% of the sites allocated for housing through a local authority's plan should be on sites no larger than one hectare unless it can be demonstrated that there are strong reasons why this target cannot be achieved.

3.28 Where there is an identified need, development of sites not already allocated for housing to provide entry-level homes suitable for first-time buyers is to be supported by local planning authorities unless such need is already to be met at other locations within the authority area. These sites should comprise of entry-level homes that offer one or more types of affordable housing.

3.29 The document also promotes a theme of enhancing healthy and safe communities which is to be achieved by creating places which "promote social interaction; are safe and accessible ... (and) enable and support healthy lifestyles."

3.30 As part of this approach social, recreational and cultural facilities and services that the community needs should be provided guided by planning policies which:

- "plan positively provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Take into account and support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

- ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”

3.31 Plan making through the guidance of the NPPF recognises the important role of access to open spaces and other facilities, which provide opportunities for sport and physical activity, benefitting the health and wellbeing of communities. The importance of delivering a sufficient choice of school places to meet the needs of existing and new communities is also recognised in the document and local planning authorities should take a “proactive, positive and collaborative approach to meeting this requirement”.

3.32 The NPPF also sets out that the standard method provided in national planning guidance should be used to undertake a local housing need assessment identifying the minimum number of homes needed. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

3.33 As the first revision of the Government’s 25 Year Environment Plan, the Environmental Improvement Plan 2023 sets out goals for improving the environment up to 2043. It details how the Government will work to leave the environment in a better state than it is presently. The document identifies ten goals upon which action will be focused. The goals of most relevance to the topics of population growth, health and wellbeing are:

- Goal 2: Clean air,
- Goal 3: Clean and plentiful water;
- Goal 7: Mitigating an adapting to climate change
- Goal 9: Enhancing biosecurity; and

- Goal 10: Enhanced beauty, heritage and engagement with the natural environment.

Economy

3.34 The NPPF contains an economic objective to “help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity and coordinating the provision of infrastructure.”

3.35 It also requires that planning seeks to “create the conditions in which businesses can invest, expand and adapt” with policies required to “set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth”. Policies addressing the economy should also seek “to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment.”

3.36 Planning policies are required by the Framework to specifically address support for the rural economy. Sustainable growth and expansion of all types of business and enterprise in rural areas should be supported, both through conversion of existing buildings and well-designed new buildings, while the diversification of the rural economy and promotion of sustainable rural tourism and leisure developments is also supported

3.37 The NPPF also supports the role of town centres as functioning at the heart of local communities. This support is required to provide for a “positive approach to [town centres’] growth, management and adaptation.” Included within this support is a requirement to “allocate a range of suitable sites in town centres to meet the scale and type of development needed, looking at least ten years ahead.”

Transport

3.38 The NPPF requires that “transport issues should be considered from the earliest stages of plan-making”. The scale, location and density of development should reflect “opportunities from existing or proposed transport infrastructure”. To help reduce congestion and emissions, and improve air quality and public health the planning system should focus significant development “on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.” The framework also requires that planning policies support an appropriate mix of uses across an area to further help reduce the need to travel as well as the provision of high quality walking and cycling network.

3.39 While the framework promotes the use and development of sustainable transport networks it also requires that “where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development” should be identified and protected.

Air, Land and Water Quality

3.40 The NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued soil and the economic and other benefits of the best and most versatile agricultural land. Policies should also prevent new and existing development from “contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution.”

3.41 The document also requires that strategic policies should seek to make the most effective use of land in meeting local requirements making as much use as possible of previously-developed or ‘brownfield’ land. Furthermore policies should “support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”.

3.42 Of the goals included in the Environmental Improvement Plan 2023, those of relevance in terms of the protection of air, land and water quality are clean air, clean plentiful water and managing exposure to chemicals and pesticides. These goals are elaborated upon in the Environmental Improvement Plan as follows:

- Clean air:
 - We will achieve clean air.
- Clean and plentiful water:
 - We will achieve clean and plentiful water by improving at least 75% of our waters to be close to their natural state as soon as is practicable.
- Managing exposure to chemicals and pesticides:
 - We will make sure that chemicals are safely used and managed, and that the levels of harmful chemicals entering the environment (including through agriculture) are significantly reduced.

Climate Change Adaptation and Mitigation

3.43 The NPPF contains as part of its environmental objective a requirement to mitigate and adapt to climate change, “including moving to a low carbon economy”. The document also states that the “planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.” To achieve these aims new development should be planned to ensure appropriate adaptation measures are included (including green infrastructure) and should be designed, located and orientated as to help to reduce greenhouse gas emissions.

3.44 The revised framework also requires that development is directed away from areas which are at highest existing or future risk of flooding. Where development is required in such areas, the “development should be made safe for its lifetime without increasing flood risk elsewhere.”

3.45 In relation to coastal change in England planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Furthermore, plans should “reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast”.

3.46 Goals included in the Environmental Improvement Plan 2023 of most relevance in terms of responding to climate change are maximise our resources, minimise our waste; mitigating and adapting to climate change; and reduced risk from environmental hazards. The Environmental Improvement Plan elaborates on these goals as follows:

- Maximise our resources, minimise our waste:
 - We will minimise waste, reuse materials as much as we can and manage materials at the end of their life to minimise the impact on the environment.
- Mitigating and adapting to climate change:
 - Take all possible action to mitigate climate change, while adapting to reduce its impact.
- Reduced risk of harm from environmental hazards:
 - We will reduce the risk of harm to people, the environment and the economy from natural hazards including flooding, drought, and coastal erosion.

Biodiversity

3.47 A further requirement of the NPPF’s environmental objective is that the planning system should contribute to protecting and enhancing the natural environment including helping to improve biodiversity, and using natural resources prudently. In support of this aim the framework states that Local Plans should “identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks” and should also “promote the conservation, restoration and enhancement of priority habitats, ecological

networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

3.48 The framework requires that plans should take a strategic approach in terms of “maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries”.

3.49 The goals included in the Environmental Improvement Plan 2023 of most relevance in terms of the conservation and enhancement of biodiversity are thriving plants and wildlife; using resources from nature sustainably; and enhancing biosecurity. The Environmental Improvement Plan elaborates on these goals as follows:

- Thriving plants and wildlife:
 - We will achieve a growing and resilient network of land, water and sea that is richer in plants and wildlife.
- Using resources from nature sustainably:
 - Use resources from nature, such as timber, fish and food, more sustainably and efficiently.
- Enhancing biosecurity:
 - We will enhance biosecurity to protect our wildlife and livestock and boost the resilience of plants and trees.

Historic Environment

3.50 Of relevance to the approach of the planning system to the historic environment the NPPF contains an environmental objective to contribute to the protection and enhancement of the built and historic environment. The document also sets out a strategy to seek “the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats.” Such a strategy is required to take into consideration

the desirability of sustaining and enhancing the significance of heritage assets and bringing them into viable use.

3.51 It should also be considerate of the wider benefits of conserving the historic environment, the contribution new development can make in terms of character and distinctiveness and the opportunity for the historic environment to contribute to this character and distinctiveness. Local authorities should also maintain or have access to a historic environment record which is to be supported by up to date evidence.

Landscape

3.52 The Local Plan will be required to have consideration for the conservation and enhancement of landscape character in the District. The NPPF includes as part of its approach to protecting the natural environment, recognition for the intrinsic character and beauty of the countryside, and the wider benefits to be secured from natural capital. Importantly, great weight is to be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.

3.53 As part of the approach to achieving well-designed places the NPPF states that planning policies and decisions should ensure that developments “are sympathetic to local character and history, including the surrounding built environment and landscape setting.”

3.54 The Environmental Improvement Plan 2023 sets out the goal of enhancing beauty, heritage and engagement with the natural environment. This goal is considered of more relevance to the theme of the conservation and enhancement of landscapes. The goal is elaborated upon in the Environmental Improvement Plan as follows:

- Enhancing beauty, heritage and engagement with the natural environment:
 - We will conserve and enhance the beauty of our natural environment, and make sure it can be enjoyed, used by and cared for by everyone.

Baseline information

3.55 Baseline information provides the context for assessing the sustainability of proposals in the Cannock Chase Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. The requirements for baseline data vary widely, but it must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records which are sufficient to identify trends.

3.56 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other sustainability topics has also been included; for example information about housing, education, transport, energy, waste and economic growth. The baseline information has been updated as part of the preparation of each iteration of the IIA Report. As with the review of relevant plans, policies and programmes, a small number of amendments have also been made to the baseline information to reflect comments received during consultation (at the Scoping, Issues and Options and Preferred Options stages). The updated baseline information is presented in Appendix C.

Key sustainability issues

3.57 A set of key sustainability issues for Cannock Chase District was identified during the Scoping stage of the SA and was presented in the Scoping Report (June 2018). This set of key sustainability issues for Cannock Chase was initially presented in the January 2013 SA Scoping Report for the Local Plan (Part 1) and it was revised and refined during the preparation of the Local Plan (Part 2) Issues and Options SA Report (January 2017). The list of key issues was reviewed again as part of the Scoping Report as well as part of the

preparation of each iteration of the IIA Report to reflect the updated baseline information.

3.58 The SEA Regulation sets a requirement (Schedule 2) for the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme to be described in the Environmental Report. The likely evolution of each key sustainability issue if the Local Plan were not to be adopted is described below.

Key Sustainability Issues for Cannock Chase and Likely Evolution without the Local Plan

Key Sustainability Issue:

1. The population aged 65 years and over is growing disproportionately to the remaining population. This will have implications for the economy, service provision, accommodation and health.

Likely Evolution without the Local Plan:

- An ageing population in Cannock Chase is likely to continue regardless of the adoption of the Local Plan, reflecting national trends. The adopted Local Plan (Part 1) already includes a policy seeking to promote social inclusion, including access to health facilities for all (Policy CP5: Social Inclusion and Healthy Living), a policy promoting ease of access and mobility with the design of new developments (Core Policy CP3: Chase Shaping – Design) and a policy to ensure that the housing needs of an ageing population are met (Policy CP7: Housing Choice). Relevant issues are also addressed in the adopted Design SPD. While such policies would continue to apply in the absence of the new Local Plan, it offers the opportunity to update and develop these through additional policies that may help to ensure development is designed to meet the specific needs of older people.

Key Sustainability Issue:

2. There is a need for more housing to meet local needs in the District including meeting any potential requirement from the wider Greater Birmingham housing market area (HMA). There is also a particular need to address the shortfall in affordable housing in the District. While the median affordable housing ratio for Cannock Chase is 7.6 which is lower than the national average, housing in the District is still relatively unaffordable particularly for first time buyers.

Likely Evolution without the Local Plan:

- Whilst the issue of affordable housing is addressed in Local Plan (Part 1) (Policy CP7: Housing Choice), the new Local Plan offers opportunities to build on this through additional policies and standards and definitions of what is affordable can be updated. Without the implementation of the site allocations to be included in the new Local Plan, there may be less certainty about the delivery of affordable housing in appropriate locations.

Key Sustainability Issue:

3. Adult education attainment is lower than average and there is disparity in educational attainment within the different areas of the District itself, contributing to structural weaknesses in the local economy.

Likely Evolution without the Local Plan:

- Local Plan (Part 1) Policy CP5: Social Inclusion and Healthy Living already sets out a high level aspiration for the provision of education facilities. The new Local Plan offers the opportunity to update and develop this overarching policy through additional policies and site allocations that are selected following consideration of their proximity to educational facilities through the SA.

Key Sustainability Issue:

4. There has been an increase in the amount of reported crime in the District in recent years.

Likely Evolution without the Local Plan:

- Local Plan (Part 1) Policy CP3 - Place Shaping – Design seeks to incorporate measures at new developments which will help to design out crime and anti-social behaviour based upon Police guidance. The policy also requires that this approach is taken in relation to opportunities for the enhancement of town and local centres and other public open spaces. The new Local Plan offers the opportunity to update and develop this approach and to incorporate any design specific standards which might be necessary at new sites which are to be allocated.

Key Sustainability Issue:

5. Average weekly earnings in the District are lower than the national averages.

Likely Evolution without the Local Plan:

- Local Plan (Part 1) addresses this issue through the District-wide objectives, one of which relates to encouraging a vibrant local economy and workforce. A number of more specific policies also seek to address the issue, including CP8: Employment Land and CP9: A Balanced Economy. However, the new Local Plan offers opportunities to update and develop these policies by allocating appropriate sites for high quality new employment development, which will encourage investment and improve the quality and range of employment opportunities available.

Key Sustainability Issue:

6. While the ELAA 2021 shows a current surplus against the current Local Plan (Part 1) target, there is a need to safeguard viable existing employment sites and identify new allocations to ensure long term sustainable employment growth to meet local needs. Likely Evolution without the Local Plan:

- Local Plan (Part 1) Policy CP8: Employment Land identifies sites at new and redeveloped land as being currently available. While the use of Mill Green for a designer retail outlet village instead of B class employment use has resulted in a shortfall in available employment land which could limit planned for employment growth up to 2028, the new Local Plan may allocate additional sites to help meet employment land requirements in the District.

Key Sustainability Issue:

7. The identified health priorities for the District relating to childhood obesity, smoking in pregnancy, drug misuse and aging well are unlikely to be suitably addressed unless preventative measures are taken.

Likely Evolution without the Local Plan:

- Local Plan (Part 1) already addresses health directly through Policy CP5: Social Inclusion and Healthy Living which relates to providing access to healthcare facilities, and indirectly through Policy CP10: Sustainable Transport which promotes walking and cycling. The new Local Plan also offers the opportunity to ensure healthcare priorities are specifically addressed through additional policies.

Key Sustainability Issue:

8. Car dependency in the area is amongst the highest in the UK. There is potential for further traffic growth without planning intervention which could

have implications for air quality in the District. The recent reduction in provision of local bus services may further impact this issue.

Likely Evolution without the Local Plan:

- Although the Local Plan (Part 1) seeks to promote sustainable transport (Policy CP10- Sustainable Transport), the new Local Plan offers the opportunity to update this policy and also set out additional policies relating to encouraging the use of sustainable transport. It may also address this issue through the allocation of appropriate sites that are selected following consideration of their impacts on transport patterns through the SA, and the incorporation of appropriate mitigation within site specific policies. Therefore, without the adoption of the new Local Plan this issue may be less well addressed. The new Local Plan also offers the opportunity to set out green infrastructure standards which could encourage the use of more sustainable modes of transport. However, it is also recognised that ongoing rail improvement works such as the Chase Line electrification could encourage modal shift even in the absence of the new Local Plan.

Key Sustainability Issue:

9. Climate change is likely to affect biodiversity and lead to increased hazards from surface water and fluvial flooding and increased temperatures.

Likely Evolution without the Local Plan:

- Climate change is likely to have ongoing effects regardless of the adoption of the new Local Plan, although the adopted Local Plan (Part 1) already includes policies seeking to address this issue, and these would continue to apply in the absence of the new Local Plan. Policy CP16 seeks to tackle climate change and ensure sustainable resource use through consideration of initiatives and supporting development proposals that, for example, consider flood risk, energy efficiency, sustainable transport and renewable energy. Relevant issues are also addressed in the adopted

Design SPD. The new Local Plan may offer additional opportunities to address this issue, for example by allocating sites that are selected following consideration of their impacts on issues such as flood risk.

Key Sustainability Issue:

10. The decline of local air quality is evident given the declaration of the A5190 Cannock Road, Heath Hayes AQMA in March 2017. This is particularly an issue in the District due to emissions from vehicle traffic. The AQMA at Heath Hayes towards Five Ways Island and the AQMA along part of the A5 Watling Street (between the junction with the A34 Walsall Road and the District boundary with South Staffordshire) were revoked in May 2023

Likely Evolution without the Local Plan:

- Local Plan (Part 1) already includes a policy aim to reduce or mitigate all forms of pollution, based upon air quality modelling where necessary, and having regard to strategic local issues including air quality (Policy CP16 - Climate Change and Sustainable Resource Use). It also sets out measures seeking to encourage the use of sustainable transport (Policy CP10 – Sustainable Transport). However, without the additional policies to be included in the new Local Plan, this issue may not be as fully addressed. The new Local Plan may also offer opportunities for mitigation to be built into the wording of site specific policies, further reducing the impacts of development.

Key Sustainability Issue:

11. No rivers in Cannock Chase currently achieve 'good' chemical status.

Likely Evolution without the Local Plan:

- Local Plan (Part 1) already contains a general aspiration to protect the water environment through Policy CP16: Climate Change and Sustainable

Resource Use (part 3d). However, without additional policies to be included in the new Local Plan, this issue may not be as fully addressed.

Key Sustainability Issue:

12. SFRA shows that parts of Cannock Chase are at risk from pluvial and fluvial flooding. The watercourses within the Cannock Chase Council area impose a fluvial flood risk to urban areas, particularly Rising Brook, Rising Brook and Wash Brook.

Likely Evolution without the Local Plan:

- Local Plan (Part 1) already contains a general aspiration to avoid development in high flood risk areas through Policy CP16: Climate Change and Sustainable Resource Use (part 3c). However, without the additional policies to be included in the new Local Plan, this issue may not be as fully addressed. The new Local Plan also offers the opportunity to allocate development sites that are selected following consideration of their impacts on flood risk through the IIA and to incorporate mitigation into site specific policies where appropriate, in order to reduce the impacts of new development.

Key Sustainability Issue:

13. There are increasing requirements to improve recycling and avoid sending waste to landfill.

Likely Evolution without the Local Plan:

- The Local Plan (Part 1) already includes an aspiration through Policy CP16: Climate Change and Sustainable Resource Use (part 1e) to reduce waste generation. Relevant issues are also addressed in the adopted Design SPD and the Staffordshire and Stoke-on-Trent Joint Waste Local Plan. However, the new Local Plan offers opportunities to develop

additional policies to address waste management within new developments, which could mean that the issue is more likely to be addressed if the plan is adopted.

Key Sustainability Issue:

14. There are several sensitive ecological sites within the District, including Cannock Chase SAC (the Zone of Influence for which extends for a 15km radius around the SAC), and Cannock Extension Canal SAC which need to be protected to ensure no harm arises from development.

Likely Evolution without the Local Plan:

- The adopted Local Plan (Part 1) already includes policies seeking to protect and (where appropriate) enhance biodiversity, including Policy CP12: Biodiversity and Geodiversity and Policy CP13 – Cannock Chase Special Area of Conservation (SAC). The new Local Plan offers the opportunity to update and develop this policy through additional policies and site allocations that are selected following consideration of their impacts on biodiversity through the SA. It may also offer the opportunity to incorporate mitigation into site specific policies where appropriate, in order to reduce the impacts of new development.

Key Sustainability Issue:

15. 39% of the District falls within the Cannock Chase National Landscape which is under pressure from development.

Likely Evolution without the Local Plan:

- The adopted Local Plan (Part 1) already includes specific policy approaches to protect landscape character and the Cannock Chase AONB (now known as the Cannock Chase National Landscape) through Policy CP14. The new Local Plan offers the opportunity to update and develop

this overarching policy through additional policies and site allocations that are selected following consideration of their impacts on landscape and the character of Cannock Chase National Landscape through the IIA. It may also offer the opportunity to incorporate mitigation into site specific policies where appropriate, in order to reduce the impacts of new development.

Key Sustainability Issue:

16. Although none of the heritage assets in Cannock Chase are on the Heritage at Risk List there are numerous important built heritage assets that should be preserved and enhanced. Furthermore these assets are continuously facing pressures for change.

Likely Evolution without the Local Plan:

- The adopted Local Plan (Part 1) already includes a specific policy seeking to protect the historic environment (Policy CP15 – Historic Environment). The Council has also identified the opportunity to develop a Local List, identifying non-designated heritage features worthy of protection. The new Local Plan offers the opportunity to update and develop this overarching policy through additional policies and site allocations that are selected following consideration of their impacts on cultural heritage through the IIA. It may also offer the opportunity to incorporate mitigation into site specific policies where appropriate, in order to reduce the impacts of new development. The new Local Plan also offers opportunities to deliver heritage-based regeneration, for example linked to canal networks and former collieries.

Key Sustainability Issue:

17. 60% of the District is designated as Green Belt and this is continuously under pressure from urban influences and the demand for land to accommodate new development is strong.

Likely Evolution without the Local Plan:

- Pressures on the countryside are likely to continue regardless of the adoption of the new Local Plan, particularly if additional housing is required to help meet the shortfall arising mainly from Birmingham but also from the wider Greater Birmingham Housing Market area. However, without the updated and additional policies and site allocations to be included in the Local Plan, further development may not come forward in the most appropriate locations and pressure on the countryside could be increased.

Chapter 4

SA findings for site options considered for allocation in the Local Plan

4.1 This chapter presents the SA findings for the reasonable alternative sites that were considered by the Council for potential allocation in the Local Plan, regardless of the stage of plan-making at which they were identified.

4.2 Four types of sites have been appraised:

- Residential sites.
- Employment sites.
- Mixed use sites.
- Sites for Gypsy and Traveller accommodation.

4.3 The SA findings for each group of site options are summarised below. For all sites, apart from site options for Gypsy and Traveller accommodation, the site reference number is that used in the Strategic Housing Land Availability Assessment (SHLAA) or Employment Land Availability Assessment (ELAA). The detailed SA matrices for the sites can be found in Appendix E of this report. The sites were appraised in line with the detailed assumptions set out in Appendix D. It should be noted that some sites have been appraised as options for both residential and mixed use development. Therefore, site references for these sites appear in more than one table (Table 4.1: Summary of likely sustainability effects for residential site options in Cannock, Hednesford and Heath Hayes to Table 4.3: Summary of the likely sustainability effects for the residential sites in Rugeley and Table 4.5: Summary of likely sustainability effects for mixed use site options), which summarise the potential effects of both of these site types.

Chapter 4 SA findings for site options considered for allocation in the Local Plan

4.4 It should also be noted that all site options have been assessed in this chapter on a 'policy-off basis', i.e. based on the principle of development for the specified use (residential; employment; mixed use) within a defined site boundary and prior to consideration of mitigation. The potential for mitigation of adverse effects and enhancements to beneficial effects through the site-specific policies that allocate land for development or safeguard land, is considered separately in the appraisals of those policies in Chapter 5. Potential mitigation of effects by the requirements of other, non-site specific Local Plan policies is considered in the Cumulative Effects section of Chapter 5. Mitigation and enhancement will also depend upon the detailed proposals that come forward from developers at the planning application stage.

4.5 A number of site options have been granted planning consent. These sites were also appraised on a policy-off basis, without consideration for any mitigation that might be set out through design or planning conditions. This ensured that all site options were appraised on a consistent basis.

Residential site options

4.6 The SA findings for the residential site options are summarised in Table 4.1: Summary of likely sustainability effects for residential site options in Cannock, Hednesford and Heath Hayes, Table 4.2: Summary of likely sustainability effects for residential sites in Norton Canes and Table 4.3: Summary of the likely sustainability effects for the residential sites in Rugeley below. A total of 138 residential sites have been subject to SA.

4.7 Given the large number of residential-led sites, the summary of the sustainability effects for these sites is presented by the settlements to which they are most well related. Since the distribution of development in the Plan area has resulted in the merging of the settlements of Cannock, Hednesford and Heath Hayes in places, the appraisal of these sites has been presented together in Table 4.1: Summary of likely sustainability effects for residential site options in Cannock, Hednesford and Heath Hayes.

4.8 The detailed matrices for the residential sites can be viewed in Appendix E of this document.

Table 4.1: Summary of likely sustainability effects for residential site options in Cannock, Hednesford and Heath Hayes

Site	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
C17	-?	+	+	0	0	0?	+?	+	++	+?	0	+	++	++	0	0	0?
C63	-?	+/-?	+	0	0	0?	+?	++	++	+++?	0	+	++	++	0	0	0?
C64	--?	-	--	0	-	--?	0	+	++	+?	0	+	++/-?	-	0	0	0?
C81	-?	?	--	0	-	0?	0	+	++	+?	0	+	+++?	+?	0	0	0?
C84 (part)	-?	--	--	0	-	-?	0	0	++	+?	0	-	+++?	+?	0	0	-?
C85	-?	+	+	0	0	0?	+?	++	++	+++?	0	++	++	++	0	++	-?
C86	-?	--?/+	+	0	0	0?	+?	++	++	+?	0	++	++	++	0	++	--?
C113c Pt2	-?	--?	--	0	-	--?	0	+	++	+?	0	-	++	++	0	0	0?
C113f	-?	--?	--	0	-	--?	0	+	++	+++?	0	-	++	++	0	0	0?
C113g	-?	--?	--	0	-	--?	0	+	++	+?	0	-	++	++	0	0	0?
C115	-?	--/+	+	0	0	-?	+?	+	++	+?	0	-	++	+?	0	0	0?
C116a	-?	--?	--	0	-	0?	0	+	++	+++?	0	+	+++?/-?	+?	0	0	--?
C116 a and C489	-?	--?	--	0	-	-?	0	+	++	+++?	0	+	+++/-?	+?	0	0	--?
C116a, C489 and C352	-?	--?	--	0	-	-?	0	+	++	+++?	0	+	+++/-?	+?	0	0	--?
C116b	-?	--?	--	0	-	0?	0	+	++	+++?	0	-	+++/-?	-	0	0	0?
C116c	-?	--?	--	0	-	-?	0	+	++	+?	0	+	+++/-?	+?	0	0	0?
C118	-?	--?	--	0	-	--?	0	+	++	+++?	0	-	+++/-?	++	0	0	0?
C120	-?	+	+	0	0	--?	+?	0	++	+?	0	+	++	++	0	0	--?
C121	-?	--/+	+	0	0	0?	+?	0	++	+?	0	-	+++/-?	++	0	0	-?

Chapter 4 SA findings for site options considered for allocation in the Local Plan

Site	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
C122b	-?	+	+	0	0	--?	+?	+	++	-?	0	-	++/-?	-	0	0	0?
C127	-?	+/-?	+	0	0	0?	+?	++	++	+?	0	-	++	++	--	0	0?
C136	-?	-?	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	0?
C137	--?	-?	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	--?
C152	-?	+	+	0	0	0?	+?	++	++	+++?	0	++	++	++	0	0	--?
C171	-?	-	-	0	-	--?	0	0	++	+?	0	-	++	-	0	0	0?
C174	-?	-	-	0	-	--?	0	0	++	+?	0	+	++	-	0	0	0?
C176	-?	-	-	0	-	--?	0	++	++	-?	0	-	++/-?	++	0	0	0?
C177	-?	-	-	0	-	0?	0	++	++	+++?	0	+	++	++	0	0	0?
C220a	-?	+	+	0	0	0?	+?	+	++	+++?	0	-	++	++	--	0	0?
C220b	-?	+/-?	+	0	0	0?	+?	+	++	+++?	0	+	++	++	--	0	0?
C222a	-?	--/+	+	0	0	0?	+?	+	++	+?	0	-	++	+?	0	0	0?
C237	--?	+/-?	+	0	0	--?	+?	+	++	+?	0	-	++	++	0	0	0?
C264	--?	--	--	0	-	--?	0	0	++	+++?	0	+	+++/-?	+?	0	0	0?
C264a	-?	--	--	0	-	-?	0	0	++	+?	0	-	++	+?	0	0	0?
C264b	-?	--	--	0	-	-?	0	0	++	-?	0	+	+++?	+?	0	0	0?
C264c	--?	--	--	0	-	-?	0	0	++	-?	0	+	+++?	+?	0	0	-?
C264d	--?	--	--	0	-	--?	0	0	++	+?	0	+	+++/-?	+?	0	0	0?
C264e	-?	--	--	0	-	--?	0	0	++	-?	0	+	+++?	+?	0	0	0?
C265	--?	--	--	0	-	--?	0	0	++	+++?	0	-	+++/-?	-	0	0	0?
C279a	--?	-	--	0	-	-?	0	+	++	+?	0	-	++	+?	0	0	0?
C279b	--?	-?	--	0	-	-?	0	+	++	+?	0	-	++	+?	0	0	0?

Chapter 4 SA findings for site options considered for allocation in the Local Plan

Site	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
C309	-?	+	+	0	0	0?	+	0	++	-?	0	-	++	++	--	0	0?
C323	-?	--/+	+	0	0	0?	+	+	++	+	0	-	++	+	--	0	0?
C342	--?	-?	--	0	-	--?	0	++	++	++?	0	-	++?	++	0	0	0?
C349	-?	+	+	0	0	0?		++	++	++	0	++	++	++	--	++	--?
C352	-?	--	-	0	-	-?	0	+	++	-?	0	-	++/-?	+	0	0	0?
C373	--?	-?	--	0	-	--?	0	0	++	-?	0	-	++/-?	-	0	0	--?
C375a and b	-?	--?	--	0	-	--?	0	+	++	-?	0	-	++/-?	++	0	0	0?
C376	-?	-	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	0?
C376b	-?	-	--	0	-	--?	0	-	++	-?	0	-	++	--	0	0	-?
C399	-?	-	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	-?
C400	-?	-	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	0?
C401	-?	-	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	0?
C404	-?	-	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	--?
C422b	-?	+	+	0	0	0?	+	++	++	++?	0	++	++	++	--	0	0?
C433	-?	-	--	0	-	--?	0	+	++	+	0	-	++	++	0	0	0?
C467	-?	-	-	0	-	--?	0	-	++	-?	0	-	++	--	0	0	0?
C469	-?	+/-	+	0	0	--?	+	++	++	-?	0	-	++	++	0	0	0?
C488	-?	--?	--	0	-	--?	0	+	++	++?	0	-	++	++	0	0	0?
C489	-?	--?	--	0	-	-?	0	+	++	-?	0	-	++/-?	+	0	0	0?
C498	-?	--?/+	+	0	0	0?	+	++	++	+	0	++	++	++	0	++	-?
C504/CE73	-?	+	+	0	0	0?	+	++	++	++?	0	++	++	++	0	++	--?
C505	-?	+	+	0	0	0?	+	++?	++	++?	0	++	++	++	0	++	--?

Site	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
C506/CE40	-?	+	+	0	0	0?	+	++	++	++?	0	++	++	++	0	++	0?
C507	-?	+	+	0	0	0?	+	++	++	++?	0	++	++	++	0	++	-?
C508	-?	+	+	0	0	0?	+	++	++	++?	0	++	++	++	0	++	0?
C509	-?	+	+	0	0	0?	+	++	++	++?	0	++	++	++	0	++	-?
C510	-?	+	+	0	0	0?	+	++	++	++?	0	++	++	++	0	++	0?
C511 Part of CE46	-?	+	+	0	0	0?	+	++	++	++?	0	++	++	++	0	++	-?
C511b Part of CE46	-?	+	+	0	0	0?	+	++	++	++?	0	++	++	++	0	++	-?
C521	-?	+	+	0	0	0?	+	+	++	+	0	+	++	+	0	0	0?
C540	-?	+	+	0	0	0?	+	++	++	++?	0	++	++	++	0	0	-?
C547	-?	-	-	0	-	0?	0	++	++	++?	0	++	++	++	0	0	--?
C533	-?	+	+	0	0	0?	+	++	++	++?	0	++	++	++	0	++	-?
C557	-?	+	++	0	0	0?	+	++	++	++/-?	0	++	++/-?	++	0	0	0?
C558	-?	+/-	+	0	0	0	+	++	++	++	0	+	++	++	--	0	-?

Table 4.2: Summary of likely sustainability effects for residential sites in Norton Canes

Site	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
NE1	-?	--?	-	0	-	-?	0	+	++	-?	0	-	++	+	0	0	0?
N3b	--?	--	-	0	-	-?	0	+	++	+	0	-	++	+	0	0	0?
N13a	-?	--?	--	0	-	-?	0	+	++	+	0	-	++?	+	0	0	--?

Chapter 4 SA findings for site options considered for allocation in the Local Plan

Site	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
N13b	-?	--?	--	0	-	-?	0	-?	++	-?	0	-	++	+	0	0	0?
N14	--?	-	-	0	-	-?	0	+	++	+++?	0	-	++/-?	+	0	0	0?
N15	-?	-	--	0	-	-?	0	+	++	+	0	-	+++?	+	0	0	--?
N18	--?	--?	--	0	-	-?	0	-	++	-?	0	-	++	--	0	0	-?
N20	-?	--?	--	0	-	-?	0	+	++	+	0	-	++	+	0	0	0?
N24	-?	--?	--	0	-	-?	0	+	++	+++?	0	-	++	+	0	0	-?
N33	-?	--	--	0	-	-?	0	+	++	+++?	0	-	++	--	0	0	--?
N49	-?	--	--	0	-	-?	0	+	++	-?	0	-	+++?	+	0	0	--?
N51	--?	--	--	0	-	-?	0	+	++	-?	0	-	+++?	+	0	0	0?
N52	-?	--	--	0	-	-?	0	+	++	+	0	-	+++?/-?	+	0	0	--?
N59	-?	--	--	0	-	-?	0	+	++	+	0	-	++	+	0	0	0?
N63	--?	--?	--	0	-	-?	0	+	++	-?	0	-	++	+	0	0	--?
N64	-?	--?	--	0	-	-?	0	+	++	+++?	0	-	+++?	+	0	0	0?
N65	-?	--?	--	0	-	-?	0	+	++	+	0	-	++/-?	+	0	0	0?
N66	-?	--?	-	0	-	-?	0	-?	++	-?	0	-	++	+	0	0	0?
N67	-?	--	-	0	-	0?	0	+	++	+++?	0	-	++	+	0	0	0?
N67b	-?	-	-	0	-	0?	0	+	++	+++?	0	-	++	+	0	0	0?
N68	-?	--?	-	0	-	-?	0	-	+++?	-?	0	-	++	--	0	0	0?
N73	-?	--?	--	0	-	-?	0	+	++	+++?	0	-	+++?	+	0	0	0?
N74	--?	--	--	0	-	-?	0	+	++	+++?	0	-	+++?	+	0	0	0?
N75	--?	--?	--	0	-	-?	0	-	++	-?	0	-	+++?	--	0	0	0?
N78	--?	--	--	0	-	-?	0	+	++	+++?	0	-	++	+	0	0	0?

Table 4.3: Summary of the likely sustainability effects for the residential sites in Rugeley

Site	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
R9	-?	+	++	0	0	--?	+	++	++	+++?	0	+	++/-?	++	0	0	0?
R16	-?	-?	--	0	-	--?	0	++	++	+++?	0	+	++/-?	++	0	0	0?
R18	-?	+	+	0	0	0?	+	++	++	+	0	-	++/-?	++	0	0	0?
R18(a)	-?	+	+	0	0	0?	+	++	+	+	0	-	++/-?	++	0	0	0?
R18 and R18(a)	-?	+	+	0	0	0?	+	++	++	+	0	-	++/-?	++	0	0	0?
R22	-?	+	+	0	0	0?	+	+	++	+	0	+	++	++	--	0	0?
R23	-?	+	+	0	0	--?	+	+	++	+	0	+	++	+	0	0	-?
R25	-?	+/-	+	0	0	--?	+	+	++	+	0	+	++/-?	+	0	0	-?
R28	-?	-	--	0	-	--?	0	+	++	+	0	-	+++/-?	+	0	0	0?
R29a	-?	-	-	0	-	--?	0	+	++	+	0	-	++	+	0	0	0?
R29b	-?	-	-	0	-	--?	0	+	++	+	0	-	++	+	0	0	-?
R32	-?	-	-	0	-	--?	0	+	++	+	0	-	++	+	0	0	0?
R33	-?	-	--	0	-	--?	0	++	++	+	0	-	++/-?	++	0	0	0?
R37	-?	-	-	0	-	--?	0	+	++	+	0	-	++/-?	++	0	0	0?
R38	-?	--?	--	0	-	--?	0	0	++	+	0	-	+++/-?	-	0	0	--?
R43a	-?	+	++	0	0	--?	+	++	++	+	0	+	++	+	--	0	0?
R43b	-?	+	+	0	0	--?	+	++	++	+	0	+	++	+	--	0	0?
R43 a and R43b	-?	+	++	0	0	--?	+	++	++	+	0	+	++	+	--	0	0?
R43c, d, e, f, g	-?	+	+	0	0	--?	+	+	++	+	0	+	++	+	--	0	0?
R43h	-?	+	+	0	0	--?	+	+	++	+	0	+	++	+	--	0	0?

Chapter 4 SA findings for site options considered for allocation in the Local Plan

Site	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
R74	-?	--?	-	0	-	--?	0	-	++	+	0	-	++	+	0	0	0?
R83	-?	-	--	0	-	--?	0	+	++	+	0	-	+++?	++	0	0	0?
R106	-?	--?	-	0	-	--?	0	+	++	-?	0	-	++	+	0	0	0?
R112	-?	--?	--	0	-	--?	0	++	++	+	0	-	++/-?	++	0	0	--?
R127	-?	+/-?	++	0	0	0?	+	+	++	++/-?	0	-	++/-?	++	--	0	0?
R139	-?	+	+	0	0	0?	+	++	++	+	0	+	++	++	0	0	--?
R114b	-?	+	+	0	0	--?	+	++	++	+++?	0	+	++	++	0	++	-?
R145/RE19	-?	+	+	0	-	0?	+	++	++	+	0	+	++	++	0	++	0?
R156	-?	--?	-	0	-	--?	0	-	++	-?	0	-	++	++	0	0	-?
R157	-?	--?	-	0	-	--?	0	-	++	-?	0	-	++	++	0	0	0?
R158	-?	-?	-	0	-	--?	0	-	++	+	0	-	++	++	0	0	0?
R159	-?	-?	--	0	-	--?	0	++	++	+	0	-	++	++	0	0	0?
R187	-?	-?	-	0	-	--?	0	-	++	+	0	-	++	++	0	0	0?
R189	-?	+	+	0	0	0?	+	++	++	+	0	+	++	++	0	0	0?
R194	-?	+/-?	+	0	0	--?	+	++	++	+++?	0	+	++/-?	++	0	0	0?
R208	-?	+/-	+	0	0	--?	+	+	++	+	0	+	++/-?	+	0	0	0?
R221	-?	+/-?	++	0	0	--?	+	++	++	++	0	+	++/-?	++	0	0	-?
R227	-?	+	+	0	0	--?	+	++	++	+	0	+	++	++	0	0	--?

Cannock, Hednesford and Heath Hayes

SA objective 1: Protect and enhance biodiversity, fauna and flora and geodiversity

4.9 Sites that are within close proximity of an internationally, nationally or locally designated biodiversity or geodiversity site have the potential to affect those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. Sites which are located within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites are expected to have a significant negative effect on SA objective 1: biodiversity and geodiversity. As the District Council's guidance on development near the Cannock Chase SAC identifies that residential development within a 15km area around the SAC could result in increased recreation pressure at the site, this has also been considered when appraising residential sites.

4.10 Of the 75 residential sites considered at Cannock, Hednesford and Heath Hayes, eleven are expected to have significant negative but uncertain effects in relation to biodiversity and geodiversity features as they are within 250m of a national or international designated site. All of the remaining sites were identified as being within 250m of a local biodiversity site, between 250m and 1km of an international or national biodiversity site, and/or within the 15km area around the Cannock Chase SAC. Therefore, these sites are all expected to have uncertain minor negative effects in relation to biodiversity and geodiversity.

SA objective 2: Minimise pollution and protect and enhance air, water, and soils

4.11 Twenty-seven sites within the Cannock, Hednesford and Heath Hayes area are identified as having significant negative effect in terms of pollution of air, water or soils in the District. These sites are either within or linked to a declared AQMA or make use of large areas of Grade 3 agricultural land. A further 27 sites are expected to have minor negative effects as they are directly adjacent to a motorway or 'A' road which could result in higher levels of noise pollution, are within Source Protection Zones 3 or are on greenfield land which is classified as Grades 4, 5, non-agricultural or urban land.

4.12 For the sites which are identified as having a significant or minor negative effect, 12 are expected to have an overall mixed effect. Although these sites may be within or linked to an AQMA, within a Source Protection Zone, or adjacent to a main road, they contain brownfield land, which would have positive effects in terms of preserving higher value agricultural soils. Twenty-one sites will have minor positive effects alone in relation to SA objective 2: pollution. These are sites on mostly brownfield land which is unaffected by other types of pollution.

SA objective 3: Ensure development makes efficient use of previously developed land and buildings

4.13 Development which is to take place on greenfield land is considered to be a less efficient use of land than new development on previously developed sites. Greenfield sites would present reduced opportunities to make use of materials and buildings which are more likely to be present onsite at brownfield locations. Thirty-three residential sites would make use of mostly brownfield land, and as such positive effects are recorded for SA objective 3. The positive

effect expected is minor given the relatively small size of these sites (all sites are expected to provide would provide less than 50 new homes).

4.14 Forty-two sites considered would make use of mostly greenfield land and as such a negative effect has been identified for this SA objective. Most of these sites (28) are expected to deliver 50 or more homes and are therefore considered to be relatively large. As such, a significant negative effect has been identified in relation to use of previously developed land and buildings for these sites.

SA objective 4: Adapt to the impacts of, and minimise factors contributing to, climate change

4.15 All residential sites will have negligible effects on this SA objective. Effects will most depend on the site's design, for example whether it incorporates renewable energy generation on site or includes sustainable drainage systems (SuDS). The location of residential sites will influence this SA objective in relation to areas of high flood risk and whether the site offers good opportunities for sustainable transport use; however these factors are considered under other SA objectives below (SA objectives 5 and 8 respectively).

SA objective 5: Reduce the risk of flooding

4.16 The provision of residential development on greenfield land would increase the area of impermeable surfaces in the District and could therefore increase overall flood risk. The potential for residents to be adversely affected by flooding is also likely to be impacted upon where the sites are within high risk flood zones.

4.17 The incorporation of sustainable drainage systems (SuDS) is likely to have a positive effect on reducing flood risk in the District. New development is likely to present opportunities for this type of provision. The successful incorporation

of SuDS however, is dependent on the design of the proposed development (and not on the location of the site) which will not be known until the planning application stage.

4.18 Forty-two sites are located on mostly greenfield land and it is likely that their development will lead to the increase of impermeable surfaces and a greater risk of flooding. Therefore, these sites are expected to have minor negative effects in relation to flooding. The remaining 33 sites will have negligible effects as they are located on brownfield land and are outside of areas of higher flood risk.

SA objective 6: Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place

4.19 A total of 30 of the residential sites considered in the Cannock, Hednesford and Heath Hayes area are located either within or within close proximity (1km) to the Cannock Chase National Landscape and/or lie within LCTs that were assessed as being highly sensitive to development. Therefore, significant negative effects have been identified in relation to the landscape and townscape in Cannock Chase.

4.20 An additional 12 sites are located within LCTs that were assessed as being moderately sensitive to new development. A minor negative effect is identified for these sites. The remaining 33 sites are identified as having negligible effects in relation to this SA objective. All effects which have been identified on this SA objective are uncertain depending on the design of new development which is not yet known.

SA objective 7: Make sustainable use of resources and minimise waste generation

4.21 All new development will result in the increased consumption of minerals for construction but this will not be influenced by the location of the development. Sites which are proposed at brownfield sites may present opportunities for the re-use of materials already onsite. This will be dependent upon which materials are present onsite before development begins meaning any positive effect is uncertain.

4.22 Thirty-three sites were identified as having a potential minor positive effect on SA objective 7: waste, as they are located on brownfield land. The remaining forty two sites are located on greenfield sites which would present reduced opportunities to make use of materials already onsite. Negligible effects have been identified for these sites.

SA objective 8: Encourage and facilitate the use of sustainable modes of transport

4.23 How well connected sites are to services, facilities and employment opportunities by sustainable modes of transport will affect the extent to which residents are able to make use of alternative modes of transport on a regular basis. It is expected that new residential development which is provided within close proximity of existing transport links (within 350m of bus stops, 1km of trains stations and sites which have a cycle path passing through them) may help to encourage a modal shift.

4.24 Twenty-five sites within Cannock, Hednesford and Heath Hayes are expected to have a significant positive effect on this SA objective as these sites are located within 1km of a railway station and within 350m of one or more bus stops which provide access to relatively frequent bus services. A further 27 sites are expected to have minor positive effects as they are within 1km of a railway

station or 350m of one or more bus stops which provide access to regular services. For 21 sites a negligible effect is recorded. These sites are within close proximity of a bus stop which do not benefit from regular services. Only two sites are not located close to any sustainable transport nodes and therefore a minor negative effect is recorded in relation to SA objective 8.

SA objective 9: Ensure all people are able to live in a decent home which meets their needs

4.25 All sites within Cannock, Hednesford and Heath Hayes are expected to have significant positive effects on SA objective 9 given that they are expected to provide a minimum of 10 new dwellings. Sites of this size are expected to provide affordable housing in line with the national 10-unit affordable housing threshold as per the NPPF [See reference 33].

SA objective 10: Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required

4.26 The effects of new development on SA objective 10 will largely depend on how accessible existing schools are from residential sites in Cannock and Hednesford. Thirty-one sites are expected to have significant positive effects on this SA objective as they are located within 600m of both a primary school and secondary school. Sites that could provide over 700 homes could support new primary school provision in Cannock Chase given that typical this is the development threshold for this type of provision. The significant positive effect recorded for sites C116a, C116a and C489 (appraised together as one option), C116a, C489 and C352 (appraised together as one option), C116b, C264 and C342 reflect the potential to provide this number of homes or more and potentially support new education provision in the Plan area. A further 24 sites

are close to either a primary or secondary school but not both and are therefore expected to have minor positive effects. For site C557 a mixed significant positive and minor negative effect is recorded. This site lies close to both a primary and secondary school but also falls within the grounds of an education facility. As such, its development may result in loss of school facilities in the District.

4.27 However, 20 sites are not within proximity to either type of school and are expected to have minor negative effects as they would provide a reduced level of access to education facilities. Uncertainty is attached to all scores as it is dependent on capacity at nearby schools to accommodate new pupils.

SA objective 11: Reduce crime and the fear of crime

4.28 The effects of allocating new residential sites on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of residential sites allocated through the Local Plan; rather they will be determined through the detailed proposals for each site. Therefore, the effects of all residential sites on this SA objective are negligible and no likely significant effects (either positive or negative) were identified.

SA objective 12: Improve public health and ensure health facilities are accessible for those in need

4.29 Sites which are located in close proximity (600m) to existing healthcare facilities (i.e. GP surgeries or hospitals) are expected to help improve public

health in the District. Sites which provide a good level of access to existing healthcare facilities will help to encourage residents to undertake regular visits to such facilities and should contribute to limiting illness and promoting wellbeing among the local population.

4.30 Eighteen of the residential sites are located within close proximity of both a hospital and GP surgery. As such a significant positive effect has been identified in relation to this SA objective for these sites. A further 19 sites are located within proximity to either a hospital or GP surgery, and are expected to have a minor positive effect. The remaining 38 sites within the Cannock, Hednesford and Heath Hayes areas are more than 600m from any of these facilities. These sites are expected to have minor negative effects in relation to this objective.

SA objective 13: Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation

4.31 The effects of the residential sites will mainly depend upon the proximity of these sites to existing recreational facilities, areas of open space and public rights of way (PRoWs). Sites that are within walking distance (600m) of existing facilities of this type may encourage more residents to be active outdoors. All 75 sites considered in Cannock, Hednesford and Heath Hayes area are located within walking distance (600m) of more than one area of open space and/or PRoW which is publicly accessible. Significant positive effects have therefore been identified for these sites in relation to access to open spaces for leisure and recreation.

4.32 For 18 of the sites, an uncertain minor negative is expected to be combined with this significant positive effect. Although these sites are located within walking distance of more than one area of open space and/or a PRoW, at least one of these features is also included within each of these sites' boundaries. As such the recreational or leisure use within the site boundary

might be lost, retained or enhanced dependent upon how the site is developed, which is unknown until specific site proposals come forward. Overall, an uncertain mixed effect (significant positive and minor negative) is therefore expected for these sites.

SA objective 14: Provide easy access to community services and facilities to meet people's needs and avoid isolation

4.33 The location of the residential sites allocated in the Local Plan will not directly affect the number or range of services and facilities in a particular location, however, it would affect the number of services and facilities residents have access to. It is expected that sites within the more developed centres of the District would provide a higher level of access to services and facilities which will meet people's needs. Sites provided at these locations are also likely to help new residents to avoid issues relating to isolation in the District.

4.34 In order to assess 'good access', Cannock Chase Council has identified a hierarchy of centres (as confirmed in the Retail and Town Centres Study 2021). This classifies settlements in the District as either the strategic sub-regional centre of Cannock, Town Centres (Rugeley and Hednesford), District Centres (Hawks Green) or Local Centres (Norton Canes, Heath Hayes, Chadsmoor, Bridgtown, Fernwood Drive and Brereton) **[See reference 34]**. Proximity to these centres can be used as an indicator of proximity to most services and facilities in the District. The assessment of proximity to identified centres has drawn on local knowledge from Council officers to establish which centre each respective site will relate most to.

4.35 Thirty-nine of the sites in the Cannock, Hednesford and Heath Hayes areas are directly within or adjoining the urban areas of the settlements which contain Town Centres (i.e. Cannock and Hednesford). These sites are expected to have a significant positive effect in relation to SA objective 14: services and facilities. A further 20 sites are located in settlements which benefit from a Local

Centre or a District Centre (Hawks Green which is now identified as a Local Centre in the Pre-Submission Local Plan). These sites are expected to have minor positive effects in relation to this objective. The effect is uncertain given the varying level of service provision within the Local Centres compared to Town Centre locations, in particular. Fourteen sites are expected to have minor negative effects as they are located outside of and would not form a direct extension to the settlements that contain identified centres but are located within walking distance of a public transport mode which could allow for access to services and facilities further afield. Sites C376b and C467 are the only sites for which a significant negative effect is expected. The sites are not well related to any part of existing urban area which benefits from a Town or Local Centre and are also not near to any sustainable transport links.

SA objective 15: Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites

4.36 For the most part the location of residential sites would not impact upon the continued regeneration of the local economy. The provision of new homes in the District is unlikely to affect the amount of land available for employment development. This will only be the case where residential development is proposed to proceed on existing employment sites identified by the Council.

4.37 However, eight sites (C127, C220a, C220b, C309, C323, C394, , C422b and C558) are expected to have significant negative effects in relation to SA objective 15: economy. These sites lie on land that has been in employment use and their development could limit access to employment opportunities for local people. For the remaining 61 sites, a negligible effect is expected in relation to SA objective 15.

SA objective 16: Enhance the town centres in order to protect and improve their vitality and viability

4.38 Thirteen of the sites considered are located within the town centre boundary of either Cannock or Hednesford. It is expected that the development of sites within the town centre will contribute towards improving the centres vitality and viability, by encouraging people to live there and potentially increasing footfall at these locations. The remaining 60 sites are not located within the town centres of Cannock or Hednesford. The development of these sites is therefore unlikely to impact upon the potential for people to visit and use town centre locations which might be of benefit in terms of their vitality and viability. Overall, a negligible effect is expected for these sites in relation to this SA objective.

SA objective 17: Conserve and enhance the built and historic environment (including heritage assets and their respective settings)

4.39 Judgements about the likely effects of the site options on the historic environment have been informed by the heritage impact assessment work undertaken on behalf of the Council [[See reference 35](#)]. Thirteen residential use sites were identified as having potential for moderate or major impacts on heritage assets through their development or as contributing to the significance of the assets in question. Therefore, significant negative effects have been recorded for these sites in relation to SA objective 17. For thirteen additional sites the negative effect identified is minor. The heritage impact work for these sites identified that any overall impact on heritage assets would be minor or that the magnitude of impacts relating to significance would be low. The heritage impact work included recommendations for the mitigation of the effects identified. Therefore, the adverse effects identified for these sites as part of the

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site options appraisal work are uncertain dependent upon whether or not these recommendations are incorporated to achieve an appropriate level of mitigation.

4.40 For the 49 remaining sites, the effect recorded in relation to SA objective 17 is negligible. These sites have been screened out of the heritage impact work undertaken to support the preparation of the Local Plan. The effects of new development on the built and historic environment will be dependent in part, upon their specific design which is unknown at this stage, and therefore the negligible effect recorded for each site is uncertain.

Norton Canes

SA objective 1: Protect and enhance biodiversity, fauna and flora and geodiversity

4.41 Sites that are within close proximity of an internationally, nationally or locally designated biodiversity or geodiversity site have the potential to affect those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. Sites which are located within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites are expected to have a significant negative effect on SA objective 1: biodiversity and geodiversity. As the District Council's guidance on development near the Cannock Chase SAC identifies that residential development within a 15km area around the SAC could result in increased recreation pressure at the site, this has also been considered when appraising residential sites.

4.42 Of the 25 residential sites considered at Norton Canes, eight are expected to have significant negative but uncertain effects on biodiversity and geodiversity features for this reason. These effects reflect the close proximity of the Chasewater and the Southern Staffordshire Coalfield Heaths SSSI to the east of Norton Canes. The remaining 17 sites at Norton Canes were identified as being within 250m of a local biodiversity site, between 250m and 1km of an

international or national biodiversity site, and/or within the 15km area around the Cannock Chase SAC. Therefore, these sites are all expected to have uncertain minor negative effects in relation to biodiversity and geodiversity.

SA objective 2: Minimise pollution and protect and enhance air, water, and soils

4.43 Twenty-two of the sites at Norton Canes are identified as having significant negative effect in terms of pollution of air, water or soils in the District. These sites are either within or linked to a declared AQMA within Cannock Chase and Walsall adjacent to the southern District boundary and/or make use of large areas of Grade 3 agricultural land.

4.44 Only sites N14, N15 and N67b are expected to have a minor negative effect in relation to this SA objective. These sites might be accessed without passing through an AQMA. While they lie on greenfield land, it is land that is classified as non-agricultural.

SA objective 3: Ensure development makes efficient use of previously developed land and buildings

4.45 Development which is to take place on greenfield land is considered to be a less efficient use of land than new development on previously developed, brownfield sites. All sites at Norton Canes are located on mainly greenfield land and as such are expected to have negative effects in relation to SA objective 3. The site capacity for 18 sites is relatively large (they would provide more than 50 new homes) and therefore the negative effect expected is significant. A minor positive effect is expected for the remaining seven sites given that they are smaller in size.

SA objective 4: Adapt to the impacts of, and minimise factors contributing to, climate change

4.46 All 25 residential sites at the Norton Canes area are expected to have negligible effects in relation to SA objective 4. Effects will most depend on the site's design, for example whether it incorporates renewable energy generation on site or includes sustainable drainage systems (SuDS).

SA objective 5: Reduce the risk of flooding

4.47 The provision of residential development on greenfield land would increase the area of impermeable surfaces in the District and could therefore increase overall flood risk. Flood risk will also be greatly impacted upon where the sites are within high risk flood zones. As all 25 residential sites at Norton Canes would involve the development of mostly greenfield land a minor negative effect is expected in relation to SA objective 5. None of the residential sites contain substantial areas of higher flood risk.

SA objective 6: Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place

4.48 None of the sites in Norton Canes are located within or within close proximity (1km) of the Cannock Chase National Landscape given the location of that designation further to the north of the District. The majority of the sites (23) are located within LCTs that were assessed as being moderately sensitive to new development. Therefore, a minor negative effect is identified for these sites in relation to SA objective 6. Sites N67 and N67b are identified as lying within LCTs that are 'urban' in character and therefore are less likely to be sensitive to

change. Therefore, a negligible effect is identified for this site. All effects which have been identified in relation to this SA objective are uncertain depending on the design of new development which is not yet known.

SA objective 7: Make sustainable use of resources and minimise waste generation

4.49 It is likely that sites which are proposed at brownfield sites may present opportunities for the re-use of materials already onsite, whilst those on greenfield land will present more limited opportunities of this nature. As all 25 sites at Norton Canes are located on greenfield land, there are likely to be reduced opportunities to make use of materials already onsite. Negligible effects have been identified for these sites.

SA objective 8: Encourage and facilitate the use of sustainable modes of transport

4.50 The use of non car-based modes of transport day to day by residents will be influenced by the proximity of sites to nodes for sustainable transport. It is expected that new residential development which is provided within close proximity of existing transport links (within 350m of bus stops, 1km of trains stations and sites which have a cycle path passing through them) may help to encourage a modal shift. None of the sites at the Norton Canes area would provide easy access to an existing main line train station. While some of the sites to the north west of the settlement are close to Norton Lakeside Halt this is a recreational station which provides limited services and does not connect to main line services. Twenty sites are expected to have minor positive effects as they are within 350m of one or more bus stops which provide regular services. For the remaining five sites, the effect is minor negative given that there are no bus stops in close proximity. For site N66 the minor negative effect is uncertain given that a cycle route runs nearby which may allow for access to essential services for new residents.

SA objective 9: Ensure all people are able to live in a decent home which meets their needs

4.51 All sites at the Norton Canes area are expected to have significant positive effects on SA objective 9. Each site has the potential to provide a minimum of 10 new dwellings. Sites of this size are expected to provide affordable housing in line with the national 10-unit affordable housing threshold as per the NPPF [See reference 36]. For site N68 the significant positive effect is uncertain. This is a relatively large site meaning it has capacity for a reasonable number of new homes; however, it is a cross boundary site for which no details are available in relation to the total number of new homes to be provided.

SA objective 10: Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required

4.52 The effects of new development relating to SA objective 10: education will largely depend on how accessible existing schools are from residential sites at the Norton Canes area. Nine of the sites are expected to have significant positive effects on this SA objective given that they are located within 600m of both a primary school and secondary school. None of the sites would provide more than 700 homes which is the development threshold above which new primary school provision is usually required in the District. Seven sites are close to either a primary or secondary school. These sites are expected to have a minor positive effect in relation to SA objective 10. For nine sites, a minor negative effect is recorded given that nearby access is not provided to a primary school or secondary school. Uncertainty is attached to all effects recorded given that it is dependent on the capacity at nearby schools to accommodate new pupils.

SA objective 11: Reduce crime and the fear of crime

4.53 The effects of allocating new residential sites on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of residential sites allocated through the Local Plan; rather they will be determined through the detailed proposals for each site. Therefore, the effects of all employment sites on this SA objective are negligible and no likely significant effects (either positive or negative) have been identified.

SA objective 12: Improve public health and ensure health facilities are accessible for those in need

4.54 Sites which provide a good level of access to existing healthcare facilities will help to encourage residents to undertake regular visits to such facilities and should contribute to limiting illness and promoting wellbeing among the local population. Sites which are located in close proximity (600m) to existing healthcare facilities (i.e. GP surgeries or hospitals) are expected to help improve public health in the District. Norton Canes provides access to one GP surgery within the east of the settlement. However, none of the 25 residential sites are within 600m of that facility. As such these sites are expected to have minor negative effects in relation to SA objective 12.

SA objective 13: Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation

4.55 All residential sites considered at the Norton Canes area are located within walking distance (600m) of more than one area of open space and/or a PRow which is publicly accessible. Significant positive effects have therefore been identified for these sites in relation to access to open spaces for leisure and recreation. Where sites would provide more than 100 homes new open space is expected to be incorporated on site which could strengthen the positive effect recorded. For three sites (N14, N52 and N65) the significant positive effect expected is combined with an uncertain minor negative effect. In addition to lying close to areas of open space and/or PRowS, these sites also contain one of these features which may be lost to development dependent upon its design.

SA objective 14: Provide easy access to community services and facilities to meet people's needs and avoid isolation

4.56 It is expected that sites within the more developed centres of the District would provide a higher level of access to services and facilities which will meet people's needs. Proximity to Town and Local Centres, as defined by Cannock Chase Council, is used as an indicator of proximity to most services and facilities in the District. The majority of the sites (21) at the Norton Canes areas are within or directly adjoining the developed areas of that settlement, which contains a Local Centre. An uncertain minor positive effect is therefore expected for these sites. Significant negative effects are expected for sites N18, N33, N68 and N75. These sites are not well related to the existing settlement edge and do not provide access to sustainable transport links which might otherwise allow for access to services and facilities further afield.

SA objective 15: Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites

4.57 For the most part the location of residential sites would not impact upon the continued regeneration of the local economy. The provision of new homes in the District is unlikely to affect the amount of land available for employment development. This will only be the case where residential development is proposed to proceed on existing employment sites identified by the Council. None of the sites at the Norton Canes area include employment land. Therefore, all 25 sites are expected to have negligible effects in relation to SA objective 15.

SA objective 16: Enhance the town centres in order to protect and improve their vitality and viability

4.58 All sites are within the Norton Canes area and therefore none are located within the town centre boundary of Cannock, Hednesford or Rugeley. The development of these sites would therefore not impact upon the potential for people to visit and use town centre locations which might be of benefit in terms of their vitality and viability. A negligible effect is expected for all 25 sites in relation to this SA objective.

SA objective 17: Conserve and enhance the built and historic environment (including heritage assets and their respective settings)

4.59 Judgements about the likely effects of the mixed uses on the historic environment have been informed by the heritage impact assessment work undertaken on behalf of the Council [See reference 37]. Six residential use sites (N13a, N15, N33, N49, N52 and N63) were identified as having potential for moderate or major impacts on heritage assets through their development or as contributing to the significance of the assets in question. Therefore, significant negative effects have been recorded for these sites in relation to SA objective 17. For two additional sites (N18 and N24) the negative effect identified is minor. The heritage impact work for these sites identified that any overall impact on heritage assets would be minor or that the magnitude of impacts relating to significance would be low. The heritage impact work included recommendations for the mitigation of the effects identified. Therefore, the adverse effects identified for these sites are uncertain dependent upon whether or not these recommendations are incorporated to achieve an appropriate level of mitigation.

For the 17 remaining sites, the effect recorded in relation to SA objective 17 is negligible. These sites have been screened out of the heritage impact work undertaken to support the preparation of the Local Plan. The effects of new development on the built and historic environment will be dependent in part, upon their specific design which is unknown at this stage, and therefore the negligible effect recorded for each site is uncertain.

Rugeley

SA objective 1: Protect and enhance biodiversity, fauna and flora and geodiversity

4.60 Sites that are within close proximity of an internationally, nationally or locally designated biodiversity or geodiversity site have the potential to affect those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. As the District Council's guidance on development near the Cannock Chase SAC identifies that residential development within a 15km area around the SAC could result in increased recreation pressure at the site, this has also been considered when appraising residential sites.

4.61 All of the sites within Rugeley were identified as being within the 15km buffer around the Cannock Chase SAC. Many of these sites are also within 250m of a local biodiversity site, but none are within 250m of an international or national biodiversity site. Therefore, all 38 sites are all expected to have uncertain minor negative effects in relation to biodiversity and geodiversity. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists as the distance and pathways across which effects might occur is not the same for all types of habitats and species, and appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA objective 2: Minimise pollution and protect and enhance air, water, and soils

4.62 There are no AQMAs within or close to Rugeley and therefore air quality is an issue of lesser concern than in other parts of the District. However, significant negative effects have been recorded for six sites (R38, R74, R106,

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R112, R156 and R157) where they would involve the development of higher value agricultural soils (Grade 3). As these sites lie on Grade 3 agricultural soils and data is not available to differentiate between soils of Grade 3a and Grade 3b quality, the effects for these sites are uncertain.

4.63 Many of the residential sites at Rugeley (21) are identified as having minor positive effects in relation to SA objective 2. These sites contain large areas of brownfield land the development of which would help to limit the loss of higher value agricultural soils in the other parts of the District. For five sites (R25, R127, R194 R208 and R221), the minor positive effect is combined with a minor negative effect as the site lies adjacent to an 'A' road or is within Source Protection Zone 3 meaning there is potential for adverse impacts relating to noise or water pollution. For the remaining eleven sites at the Rugeley area, a minor negative effect is expected in relation to SA objective 2. These are sites are either lie within Source Protection Zone 3 or next to an 'A' road and on greenfield of limited agricultural value.

SA objective 3: Ensure development makes efficient use of previously developed land and buildings

4.64 Development which is to take place on greenfield land is considered to be a less efficient use of land than new development on previously developed, brownfield sites. Twenty-one sites are expected to have a positive effect given that they include mostly brownfield land. For five of these sites, the positive effect expected is significant given their larger capacity (for 50 homes or more). The seventeen remaining sites are expected to have negative effect in relation to this SA objective as they are predominantly greenfield. For seven sites the negative effect is significant given their larger size.

SA objective 4: Adapt to the impacts of, and minimise factors contributing to, climate change

4.65 All 38 residential sites at the Rugeley area are expected to have negligible effects in relation to SA objective 4. Effects will most depend on the site's design, for example whether it incorporates renewable energy generation on site or includes sustainable drainage systems (SuDS).

SA objective 5: Reduce the risk of flooding

4.66 The provision of residential development on greenfield land would increase the area of impermeable surfaces in the District and could therefore increase overall flood risk. Flood risk will also be greatly impacted upon where the sites are within high risk flood zones. A minor negative effect has been recorded for 18 of the sites. Most of these sites lie on greenfield land. However, for site R145/RE19 the negative effect reflects its inclusion of mostly brownfield land as well as areas of flood zone 2. For the remaining 20 sites a negligible effect is recorded. These sites are on mostly brownfield land outside of areas of higher flood risk.

SA objective 6: Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place

4.67 The settlement of Rugeley is bounded by the Cannock Chase National Landscape at certain parts of its settlement edge to the south. As such there is potential for development sites to impact upon the setting of the designated landscape. Thirty of the sites are expected to have significant negative effects in relation to SA objective 6. These are sites which are within 1km of the Cannock

Chase National Landscape and/or are within LCTs that were assessed as being highly sensitive to new development. The eight remaining sites lie within LCTs which are 'urban' in character or are classified as having low sensitivity to new development. Negligible effects are expected for these sites in relation to landscape character. All effects which have been identified on this SA objective are uncertain depending on the design of new development which is not yet known.

SA objective 7: Make sustainable use of resources and minimise waste generation

4.68 It is likely that sites which are proposed at brownfield sites may present opportunities for the re-use of materials already onsite, whilst those on greenfield land will present more limited opportunities of this nature. Twenty-one sites at the Rugeley area are located on brownfield land. The minor positive effect expected for these sites is uncertain given that the re-use of existing resources will be dependent upon the decisions of site developers which is unknown at this stage. At the remaining 17 sites there are likely to be reduced opportunities to make use of materials already onsite as they are predominantly greenfield. Negligible effects have been identified for these sites.

SA objective 8: Encourage and facilitate the use of sustainable modes of transport

4.69 How well connected sites are to services, facilities and employment opportunities by sustainable modes of transport will affect the extent to which residents are able to make use of non car-based modes of transport day to day. It is expected that new residential development which is provided within close proximity of existing transport links (within 350m of bus stops, 1km of trains stations and sites which have a cycle path passing through them) may help to encourage a modal shift. Eighteen sites at the Rugeley area are expected to have a significant positive effect in relation to this SA objective. These sites are

located within 1km of either Rugeley Town or Rugeley Trent Valley railway stations and within 350m of one or more bus stops which provide access to relatively frequent bus services.

4.70 Fourteen sites are expected to have minor positive effects as they are within 1km of a railway station or 350m of one or more bus stops but not both. For site R38 a negligible effect is expected. Though this site is close to a bus stop, the services which run from it are only once daily. The remaining five sites are expected to have a minor negative effect in relation to this SA objective given that they are not close to the railway station or a bus stop.

SA objective 9: Ensure all people are able to live in a decent home which meets their needs

4.71 The majority of the 38 residential sites at the Rugeley area are expected to have significant positive effects on SA objective 9. These sites have the potential to provide a minimum of 10 new dwellings. Sites of this size are expected to provide affordable housing in line with the national 10-unit affordable housing threshold as per the NPPF **[See reference 38]**.

4.72 The exception to this is site R18a. No site capacity has been provided for site R18a. However, given its smaller size (0.02ha) it is expected to deliver less than 10 dwellings and a minor positive effect is expected in relation to this SA objective.

SA objective 10: Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required

4.73 The effects of new development relating to SA objective 10: education will largely depend on how accessible existing schools are from residential sites at the Rugeley area. Six sites (R9, R16, R127, R114b, R194 and R221) are expected to have significant positive effects with uncertainty. The majority of these sites are located within 600m of both a primary school and secondary school. For site R127, the significant positive effect reflects the large capacity of the site. As this site could deliver over 700 homes, it is considered likely to support onsite primary school provision, given that it exceeds the development threshold for this type of provision. A minor negative effect is expected in combination for this site as it is not close to any existing education facilities. The only other site for which a combined minor negative effect is recorded is site R221. Although this site is close to both a primary school and secondary school it lies within the grounds of an education facility. Its development would therefore likely result in impacts on education facilities accessible in the District.

4.74 Twenty-nine sites are close to either a primary or secondary school but not both. These sites are expected to have a minor positive effect in relation to SA objective 10. Only three sites are likely to have a minor negative effect alone in relation to this SA objective. These sites do not benefit from nearby access to a primary school or secondary school. Uncertainty is attached to all effects recorded given that it is dependent on the capacity at nearby schools to accommodate new pupils.

SA objective 11: Reduce crime and the fear of crime

4.75 The effects of allocating new residential sites on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of residential sites allocated through the Local Plan; rather they will be determined through the detailed proposals for each site. Therefore, the effects of all residential sites on this SA objective are negligible and no likely significant effects (either positive or negative) have been identified.

SA objective 12: Improve public health and ensure health facilities are accessible for those in need

4.76 Sites which are located in close proximity (600m) to existing healthcare facilities (i.e. GP surgeries or hospitals) are expected to help improve public health in the District. Sites which provide a good level of access to existing healthcare facilities will help to encourage residents to undertake regular visits to such facilities and should contribute to limiting illness and promoting wellbeing among the local population. None of the sites considered are located within close proximity of both a hospital and GP surgery, however 18 sites are within proximity of a GP surgery. These sites are expected to have minor positive effects. 20 sites are not within 600m of these facilities, and as such are expected to have minor negative effects in relation to SA objective 12: health and wellbeing.

SA objective 13: Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation

4.77 All 38 of the residential sites considered at the Rugeley area are located within walking distance (600m) of more than one area of open space and/or PRow which is publicly accessible. Significant positive effects have therefore been identified for these sites in relation to access to open spaces for leisure and recreation. The positive effect identified is likely to be strengthened for sites which would provide more than 100 homes given that these sites may incorporate open space onsite. For 15 sites, an uncertain minor negative is expected to be combined with this significant positive effect. Although these sites are located within walking distance of more than either one area of open space and/or PRow, at least one of these features is also included within each of these sites' boundaries. As such the recreational or leisure use within the site boundary might be lost, retained or enhanced dependent upon how the site is developed. This is unknown until specific site proposals come forward.

SA objective 14: Provide easy access to community services and facilities to meet people's needs and avoid isolation

4.78 It is expected that sites within the more developed centres of the District would provide a higher level of access to services and facilities which will meet people's needs. Proximity to Town and Local Centres, as defined by Cannock Chase Council, is used as an indicator of proximity to most services and facilities in the District. Twenty-three of the residential sites in the Rugeley area are within or adjoining the existing urban edge of that settlement, and as such are expected to have a significant positive effect in relation to SA objective 14. A further 14 sites are best related to Local Centres (i.e. Brereton or Fernwood Drive), and a minor positive effect is expected. The effect is uncertain for these sites given the uncertain level of service provision, particularly compared to that

at the Town Centres in the Plan area. Only site R38 is not close to the settlement edge. This site provides access to sustainable transport links which could allow for access to services and facilities further afield and therefore the negative effect recorded is minor.

SA objective 15: Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites

4.79 For the most part the location of residential sites would not impact upon the continued regeneration of the local economy. The provision of new homes in the District is unlikely to affect the amount of land available for employment development. This will only be the case where residential development is proposed to proceed on existing employment sites identified by the Council. Seven sites at the Rugeley area include land that is in existing employment use and therefore their development for residential use could result in some loss of employment uses. For the remaining 30 sites a negligible effect is expected in relation to SA objective 15.

SA objective 16: Enhance the town centres in order to protect and improve their vitality and viability

4.80 Only two of the sites appraised (R145 and R114b) are located within the town centre boundary of Rugeley. It is expected that the development of this site could contribute towards improving the centre's vitality and viability, by encouraging people to live there and potentially increasing footfall at these locations. The remaining 36 sites are not located within the town centre. The development of these sites would therefore not impact upon the potential for

people to visit and use town centre locations. A negligible effect is expected for these 35 sites in relation to this SA objective.

SA objective 17: Conserve and enhance the built and historic environment (including heritage assets and their respective settings)

4.81 Judgements about the likely effects of the mixed uses on the historic environment have been informed by the heritage impact assessment work undertaken on behalf of the Council [See reference 39]. Four residential use sites were identified as having potential for moderate or major impacts on heritage assets through their development or as contributing to the significance of the assets in question. Therefore, significant negative effects have been recorded for these sites in relation to SA objective 17. For five additional sites the negative effect identified is minor. The heritage impact work for these sites identified that any overall impact on heritage assets would be minor or that the magnitude of impacts relating to significance would be low. The heritage impact work included recommendations for the mitigation of the effects identified. Therefore, the adverse effects identified for these sites are uncertain dependent upon whether or not these recommendations are incorporated to achieve an appropriate level of mitigation. For the 28 remaining sites, the effect recorded in relation to SA objective 17 is negligible. These sites have been screened out of the heritage impact work undertaken to support the preparation of the Local Plan. The effects of new development on the built and historic environment will be dependent in part, upon their specific design which is unknown at this stage, and therefore the negligible effect recorded for each site is uncertain.

Employment site options

4.82 The SA findings for the employment sites including those allocated are summarised in Table 4-4 below. A total of 17 employment sites have been subject to SA.

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4.83 The detailed matrices for the employment sites can be viewed in Appendix E of this document.

Table 4-4: Summary of likely sustainability effects for employment site options

Site	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
CE18	-?	--?	-	0	-	-?	0	-	0	0	0	0	++	--	+	0	-?
CE19	-?	--?	-	0	-	-?	0	-?	0	0	0	0	++/-?	-	+	0	0?
CE63	0?	--?/+	+	0	0	0?	+	++	0	0	0	0	++	++	+	0	0?
CE67	-?	--	-	0	-	0?	0	-?	0	0	0	0	++	+	+	0	0?
CE68	0?	--?/+	+	0	-	0?	+	++	0	0	0	0	++	++	+	0	0?
CE71	--?	-?	+	0	0	--?	+	0	0	0	0	0	++	-	+	0	0?
CE76	-?	+	+	0	0	0?	+	++	0	0	0	0	++	++	+	0	-?
NE1	-?	--?	-	0	-	-?	0	+	0	0	0	0	++	+	+	0	0?
NE2	0?	--	-	0	-	-?	0	-?	0	0	0	0	++	+	+	0	-?
NE5	--?	--?	-	0	-	-?	0	-	0	0	0	0	++	--	+	0	0?
NE6	--?	--?	-	0	-	-?	0	-	0	0	0	0	++	--	+	0	0?
NE12	--?	--	-	0	-	-?	0	-	0	0	0	0	++	--	+	0	0?
RE3	0?	-?	-	0	-	0?	0	-	0	0	0	0	++	+	+	0	0?
RE7	0?	+/-?	+	0	0	0?	+	++	0	0	0	0	++	++	+	0	0?
RE8	0?	+/-?	+	0	-	-?	+	++	0	0	0	0	++	++	+	0	0?
RE24	-?	+/-?	++	0	0	0?	+	+	0	0	0	0	++/-?	+	++	0	0?
RE29	0?	+	+	0	0	--?	+	+	0	0	0	0	++	+	+	0	0?

SA objective 1: Protect and enhance biodiversity, fauna and flora and geodiversity

4.84 Employment sites that are within close proximity of an internationally, nationally or locally designated biodiversity or geodiversity site have the potential to affect those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. Conversely, there may be opportunities to promote habitat connectivity if employment sites include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists as the distance at which effects might occur is not the same for all types of habitats and species, and appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

4.85 Ten employment sites are located within close proximity of a biodiversity site (within 250m of a locally designated biodiversity site and/or within 1km of a nationally or internationally designated site) meaning a minor or significant negative effect is expected in terms of potential effects on biodiversity and geodiversity. Of these nine sites, four are located within 250m of a nationally or internationally designated biodiversity site meaning significant negative effects have been identified.

4.86 The remaining seven employment sites are located further than 250m from locally designated biodiversity sites and 1km from nationally or internationally designated sites and are therefore expected to have a negligible effect in relation to this SA objective.

SA objective 2: Minimise pollution and protect and enhance air, water, and soils

4.87 The majority of the seventeen employment sites are likely to result in adverse impacts in relation to air, water, noise or soil pollution. The exceptions

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to this being sites CE76 and RE29 which are not located by the strategic road network, linked to an AQMA or within a Source Protection Zone and does not contain higher value agricultural soils.

4.88 Ten of the employment sites considered are expected to have significant negative effects in terms of pollution of air, water or soils in the District. All but one of these sites have been identified as either being within or linked to an AQMA meaning there is potential for further impacts on air quality in these areas as a result of increases in traffic volumes associated with the new development. All of these employment sites (apart from CE18) are directly adjacent to or directly linked by road to the A5 which runs through the southern part of Cannock and Norton Canes and feeds into the M6 Toll motorway along which an AQMA has been declared.

4.89 Only site CE18 has been identified as having a significant negative effect in relation to land use or soils. The other employment site options are either brownfield, urban land or contain soils of Grade 4 value or lower. Sites CE76, CE63, CE68, RE7, RE8, RE24 and RE29 would involve the development of brownfield land and therefore a minor positive effect is expected given the potential to adverse impacts on higher value soils in the Plan area. The overall effects recorded for all of these sites, apart from RE29 and CE76, is mixed with a combined negative effect given the potential for other types of pollution to result. The negative effects recorded in relation to this SA objective for sites RE7, RE8 and RE24 are minor as they are adjacent to an 'A' road meaning that site users may be subject to noise pollution.

4.90 None of the employment sites are located within one of the Source Protection Zones designated within the District. As such no negative effects have been identified in relation to potential for adverse impacts on water quality in Cannock Chase.

SA objective 3: Ensure development makes efficient use of previously developed land and buildings

4.91 Development which is to take place on greenfield land is considered to be a less efficient use of land than development on previously developed brownfield sites.

4.92 Nine of the employment sites would make use of greenfield land and as such, a negative effect has been identified. All of these sites are under 30ha and therefore are considered to be relatively small in size. The negative effect expected in relation to the efficient use of previously developed land is therefore minor, given that the loss of greenfield land would be lower.

4.93 The remaining eight employment sites would make use of brownfield land. Of these eight sites, only site RE24 is over 30ha in size and as such would make use of substantial areas of brownfield land. A significant positive effect has been identified for this site.

SA objective 4: Adapt to the impacts of, and minimise factors contributing to, climate change

4.94 All employment sites will have negligible effects on this SA objective as effects will depend to some extent on the site's design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of employment sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively).

SA objective 5: Reduce the risk of flooding

4.95 The provision of employment development on greenfield land would increase the area of impermeable surfaces in the District and could therefore increase overall flood risk. Flood risk will have the most potential to be impacted upon where the sites are within high risk flood zones.

4.96 The incorporation of sustainable drainage systems (SuDS) is likely to have a positive effect on reducing flood risk in the District. New development is likely to present opportunities for this type of provision. The successful incorporation of SuDS however, is dependent on the design of the proposed development and not on the location of the site which will not be known until the planning application stage.

4.97 Only sites CE68 and RE8 contain substantial areas of land within flood zone 2. A minor negative effect is recorded for these sites. The remaining fourteen sites are located outside of areas of higher flood risk. A negligible effect is recorded for many of these given that they also lie on brownfield land. Nine sites (CE18, CE19, CE67, NE1, NE2, NE5, NE6, NE12 and RE3) are located mainly on greenfield land. It is likely that development on greenfield land will lead to an increase in impermeable surfaces in the District, thereby contributing to greater flood risk. Therefore, these nine sites are also recorded as having a minor negative effect in relation to the SA objective.

SA objective 6: Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place

4.98 Two of the employment sites (CE71 and RE29) are located close to (within 1km) or within the Cannock Chase National Landscape where there may be

potential for impacts relating to this designated landscape. A significant negative effect is recorded for these two sites.

4.99 Beyond consideration of the Cannock Chase National Landscape, the assessment of the likely impact of employment development on the landscape and townscape character of the District has been informed by the Landscape Character Assessment for Cannock Chase District. The Landscape Character Assessment for Cannock Chase District divides the District into a number of Landscape Character Types (LCTs) and assesses their sensitivity to development. Eight of the employment sites are located within LCTs that were assessed as being moderately sensitive to new development. Therefore, a minor negative effect is identified for these sites.

4.100 Seven further employment sites have been identified as lying within LCTs which are 'urban' in character. At these locations it is expected that there will be low sensitivity to new development and new employment development is unlikely to have adverse impacts on landscape character.

4.101 All effects on this SA objective are uncertain depending on the design of new development which is not yet known.

SA objective 7: Make sustainable use of resources and minimise waste generation

4.102 All new development will result in the increased consumption of minerals for construction, but this will not be influenced by the location of the development. In addition, the development of new employment sites is likely to involve an increase in waste generation, regardless of location, but may also offer good opportunities for incorporating sustainable waste management practices (e.g. through sustainable construction but also designing new developments to incorporate space for storage and collection of recyclables). However, as this is not yet known and waste generation is generally determined

by individuals' attitudes and behaviour towards waste, all effects are uncertain on this SA objective.

4.103 Employment sites which are proposed at brownfield sites may present opportunities for the re-use of materials already onsite. This will be dependent upon which materials are present onsite before development begins meaning any positive effect is uncertain. Eight employment sites (CE63, CE68, CE71, CE76, RE7, RE8, RE24 and RE29) were identified as having a potential minor positive effect in relation to this SA objective as they are located on brownfield land. The remaining nine employment sites are located on greenfield land which would present reduced opportunities to make use of materials already onsite. Negligible effects have been identified for these sites.

SA objective 8: Encourage and facilitate the use of sustainable modes of transport

4.104 The level of access that employment sites provide to existing sustainable transport links (bus stops, train stations and cycle paths) will affect the extent to which staff are able to make use of non car-based modes of transport day to day. The promotion of sustainable transport locally will be greatly aided by consideration for commuters' access to sustainable transport links given the portion of local journeys which are undertaken travelling to and from the workplace.

4.105 A significant positive effect is likely for five of the employment sites (CE76, CE63, CE68, RE7 and RE8). These sites are located within 1km of either Cannock or Rugeley Trent Valley railway station and within 350m of a number of bus stops which provide access to relatively frequent bus services.

4.106 Minor positive effects have also been identified for employment sites NE1, RE24 and RE29 as they are located within 350m of at least one bus stop. A negligible effect has been identified for employment site CE71 because there

are several bus stops close to the site, but services provided at the locations are infrequent.

4.107 The remaining eight employment sites are more than 1km from a train station and over 350m from a bus stop meaning a minor negative effect is expected in terms of encouraging use of sustainable transport in the District. Three of these employment sites (CE19, CE67 and NE2) have a cycle path which passes within and along their boundaries. The minor negative effect expected for these three sites is uncertain given that the presence of a cycle route could be used for the purposes of commuting dependent partially upon the decisions of those making use of the sites.

SA objective 9: Ensure all people are able to live in a decent home which meets their needs

4.108 The delivery of new employment development in the District is not expected to impact upon the provision of new homes including affordable homes in Cannock Chase. Given that this type of development is not expected to have an effect on contributing towards the objectively assessed housing need in the District, a negligible effect is expected for all employment sites for this SA objective.

SA objective 10: Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required

4.109 The provision and specifically location of new employment development in Cannock Chase is unlikely to affect the accessibility of existing education facilities which might improve educational attainment in the District. In addition, it will not result in the provision of new education facilities in Cannock Chase. A

negligible effect has therefore been recorded for each of the employment sites for this SA objective.

SA objective 11: Reduce crime and the fear of crime

4.110 The effects of allocating new employment sites on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of employment sites allocated through the Local Plan; rather they will be determined through the detailed proposals for each site. Therefore, the effects of all employment sites on this SA objective are negligible and no likely significant effects (either positive or negative) have been identified.

SA objective 12: Improve public health and ensure health facilities are accessible for those in need

4.111 The provision and specifically location of new employment development in Cannock Chase is unlikely to affect the accessibility of existing healthcare facilities in the District. In addition, this type of development will not result in the provision of new healthcare facilities that might help to improve public health in Cannock Chase. A negligible effect has therefore been recorded for each of the employment sites for this SA objective.

SA objective 13: Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation

4.112 The effects of the employment sites will mainly depend upon the proximity of these sites to existing recreational facilities, areas of open space and public right of way (PRoW). Sites which are within walking distance (600m) of these types of facilities are expected to have positive effects on this SA objective. Where information has been provided which shows that identified facilities or open spaces have limited or restricted public access (for example private sports clubs) or are of little recreational value (for example roadside verges) this has informed the effects recorded for this SA objective.

4.113 All seventeen of the employment sites are located within walking distance of more than one area of open space and/or PRoWs which provides access to the public. Significant positive effects have therefore been identified for these sites in relation to access to open spaces for leisure and recreation.

4.114 For two of the employment sites (CE19 and RE24) an uncertain minor negative effect is expected to be combined with this significant positive effect. Although these sites are located within walking distance of more than one area of open space and/or a PRoW, at least one of these features is also included within each of these sites' boundaries. As such the recreational or leisure use within the site boundary might be lost, retained, or enhanced dependent upon how the site is developed, which is unknown until specific site proposals come forward. Overall, an uncertain mixed effect (significant positive and minor negative) is therefore expected for these two sites.

SA objective 14: Provide easy access to community services and facilities to meet people's needs and avoid isolation

4.115 The location of the employment sites allocated in the Local Plan will not directly affect the number or range of services and facilities in a particular location. However, it is likely to affect the number of services users of the site have access to, particularly during breaks and outside of working hours. It is expected that sites within the more developed locations of the District would provide a higher level of access to services and facilities which will meet people's needs.

4.116 In order to assess 'good access', Cannock Chase Council has identified a centres hierarchy as confirmed in the Retail and Town Centre Uses Study 2021. This classifies settlements in the District as either the strategic sub-regional centre of Cannock, Town Centres (Rugeley and Hednesford), District Centres (Hawks Green) or Local Centres (Norton Canes, Heath Hayes, Chads Moor, Bridgtown, Fernwood Drive and Brereton) **[See reference 40]**. Proximity to these centres can be used as an indicator of proximity to a large proportion of services and facilities in the District. Sites that are close to and also are located within or adjoin the existing urban edges of the identified centres are expected to provide a better level of access to community services and facilities in Cannock Chase.

4.117 Five of the employment sites are located within or directly adjoin one of the more developed areas of the District which contain a Town Centre. These are sites CE63, CE68, CE76, RE7 and RE8. Therefore, a significant positive effect has been identified in relation to this SA objective. Six of the employment sites (CE67, NE1, NE2, RE3, RE24 and RE29) are located either within or on the edge of the District Centre (Hawks Green which has now been identified as a Local Centre in the Pre-Submission Local Plan) or one of the Local Centres meaning an uncertain minor positive effect is expected on this SA objective. The minor positive effect expected on this SA objective for these employment

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sites is uncertain given that Local Centres are expected to provide variable levels of access to community services and facilities.

4.118 Employment sites CE19 and CE71 are not located within an identified centre, but are however located within walking distance of a sustainable transport link (within 350m of a bus stop). Given that these public transport nodes may allow for access to services and facilities further afield the negative effect expected in relation to access to services and facilities is expected to be minor for these two sites.

4.119 Four further employment sites (CE18, NE5, NE6, and NE12) are located outside of the existing urban area of Cannock Chase, within which its centres are located. These sites are also not located within walking distance of a public transport node. These sites would therefore not provide easy access to nearby services and facilities or those further afield. As such, a significant negative effect has recorded for this SA objective.

SA objective 15: Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites

4.120 All of the employment sites considered would result in an increase in the area in which employment opportunities could be provided. As such a positive effect is expected for all the employment sites. Large sites (those over 30ha) are expected to have a more significant positive effect on employment provision in the District. Only one site (RE24) is considered relatively large and therefore a significant positive effect has been identified. For the remaining 16 employment sites a minor positive effect is expected in relation to this SA objective, as they are less than 30ha.

SA objective 16: Enhance the town centres in order to protect and improve their vitality and viability

4.121 None of the employment sites considered are located within the town centres of Cannock, Rugeley or Hednesford. The development of these sites would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit or use town centre locations which might help to benefit their vitality and viability. Overall, a negligible effect is expected for all 17 employment sites.

SA objective 17: Conserve and enhance the built and historic environment (including heritage assets and their respective settings)

4.122 Judgements about the likely effects of the employment sites on the historic environment have been based on the heritage impact assessment work undertaken on behalf of the Council [**See reference 41**]. Further detail on the work undertaken is provided in the introduction to this summary note. Fourteen employment sites were screened out of the heritage impact assessment work. Therefore, negligible effects have been recorded for these sites in relation to this SA objective.

4.123 The three remaining sites were not considered as part of the heritage impact assessment work. The likely effects of these sites in relation to SA objective 17 are based on the Staffordshire Extensive Urban Survey. Four of these sites are located on land which is of medium aesthetic and historical value. Development has potential to impact upon the aesthetic value of heritage assets in the areas. For this reason, sites CE18, CE76 and NE2, are expected to have minor negative effects in relation to this SA objective.

Mixed use site options

4.124 The SA findings for the mixed use site options are summarised in Table 4.5: Summary of likely sustainability effects for mixed use site options below. A total of 20 mixed use sites have been subject to SA. The appraisal of one site which is considered for open space (C116(b)) is presented alongside these mixed use sites.

4.125 The detailed matrices for these 20 sites can be viewed in Appendix E of this document. The proposed use of each site is detailed in its corresponding matrix in the appendix.

Table 4.5: Summary of likely sustainability effects for mixed use site options

Site	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
C116a and C116b	-?	--?	--	0	-	-?	0	+	++	+++?	0	+	+++/-?	+	+	0	--?
C119	-?	-	--	0	--	-?	0	+	++	-?	0	-	++	+	+	0	0?
C129	--?	+/-?	+	0	0	0?	+	++	++	+++?	0	+	++	++	+	++	--?
C326	--?	--	-	0	-	-?	0	+	++	-?	0	-	++	+	+	0	0?
C432	-?	--?/+	++	0	0	0?	+	+	++	+	0	+	++	++	+/-?	0	0?
C462	--?	+	+	0	0	0?	+	++	++	+	0	+	++	++	+	++	0?
C504/CE73	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	+	++	--?
C505	-?	+	+	0	0	0?	+	+++?	++	+++?	0	++	++	++	+	++	--?
C506/CE40	-?	+	+	0	0	0?	+	+++?	++	+++?	0	++	++	++	+	++	0?
C508	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	+	++	0?
C511 Part of CE46	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	+	++	-?
C527/CE74	-?	+	+	0	0	0?	+	++	+	+	0	+	++	++	+	++	0?
N57	--?	+	++	0	0	-?	+	-	++	-?	0	-	+++/-?	--	+	0	-?
RE20	-?	+	+	0	0	0?	+	++	++	+	0	+	++	++	+	0	0?
R90	-?	+/-?	+	0	0	--?	+	+	++	+++?	0	+	+++/-?	++	+	0	0?
R127	-?	+/-?	++	0	0	0?	+	+	++	+++/-?	0	-	+++/-?	+	+++/-	0	0?
R128	-?	+	--	0	-	--?	0	+	++	+	0	+	+++/-?	+	+	0	0?
R143/RE15	-?	+	++	0	0	--?	+	+	++	+++?	0	+	++	++	+	++	-?

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Site	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
R144a/RE16[See reference 42]	-?	+	+	0	0	--?	+	++	++	++?	0	+	++	++	+	++	-?
C116b	++?	+	0	+	0	++	0	0	0	0	0	+	++	0	0	0	0

SA objective 1: Protect and enhance biodiversity, fauna and flora and geodiversity

4.126 Mixed use sites that are within close proximity of a biodiversity or geodiversity site have the potential to affect those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc. The significance of these adverse impacts has been considered in relation to importance of the biodiversity which is located close to the development. In this appraisal process importance has been determined by considering whether the biodiversity feature is internationally/nationally designated or is locally designated. As such, sites which are located within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites are expected to have a significant negative effect on this SA objective. Of the 20 sites, four (C129, C326, C462 and N57) are expected to have significant negative effects on biodiversity and geodiversity features for this reason.

4.127 Sites that were identified as being within 250m of a local biodiversity site or between 250m and 1km of an international or national biodiversity site are expected to have a minor negative effect on this SA objective. As the District Council's guidance on development near the Cannock Chase SAC identifies that residential development within a 15km area around the SAC could result in increased recreation pressure at the site, this has also been considered when appraising mixed use development sites (which include housing provision). All 20 of the sites considered are located within this distance of the SAC. Negative effects relating specifically to the potential for additional recreational pressures on the SAC due to proximity were identified for these mixed use sites as they are proposed for uses including residential. Only site C116b which is to be safeguarded for a community park in association with the strategic sites to the south of Lichfield Road, is expected to have a significant positive effect in relation to this SA objective. While this site is located within the 15km buffer around the SAC, it is considered for retention as open space and could therefore reduce recreational pressures on this designation and allow for habitats and habitat connectivity in the Plan area.

4.128 Of the 20 sites considered for mixed use, ten are not located within close proximity of a biodiversity site (within 250m of a local biodiversity site or within 1km of a national or international biodiversity site). These all lie within the 15km buffer around the Cannock Chase SAC and therefore a minor negative effect is recorded in relation to SA objective 1.

4.129 While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists for all of the sites as the distance and pathways across which effects might occur is not the same for all types of habitats and species, and appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

4.130 In addition to potential effects on nearby designated sites, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites cannot be determined at this strategic level of assessment (as site surveys are not undertaken). This would need to be determined once more specific proposals are developed and submitted as part of a planning application. As such all potential effects identified have an element of uncertainty attached.

4.131 There may also be opportunities to promote habitat connectivity at new mixed use sites if developments include green infrastructure, which may result in a positive effect, but this will not be known until development proposals come forward.

SA objective 2: Minimise pollution and protect and enhance air, water, and soils

4.132 Only three of the mixed use sites are expected to have significant negative effects in terms of pollution and protection of air, water or soils in the District. The effect recorded reflects the position of the sites, which are adjacent to the 'A' roads which connect to an AQMA. There is potential for further detrimental impacts on air quality from development of this site as a result of

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increases in traffic volumes during construction and operation. It is possible that increased vehicle traffic resulting from increased numbers of residents travelling to and from home, work and other facilities provided at these sites may exacerbate air quality issues which have already been identified at these locations.

4.133 Nine of the mixed use sites are expected to have a minor negative effect on this SA objective. These sites are located outside of the proposed and declared AQMAs in the District and are also not located on Grade 3 Agricultural Land. These sites are expected to have a minor negative effect on this SA objective in terms of effects on local water quality, amenity with regard to noise pollution and loss of lower quality (Grade 4, Grade 5, urban and non-agricultural quality land) greenfield land. All impacts on local water quality are expected to be minor given that the mixed use site option (C373/CE55) identified as being located within a Source Protection Zone in the District lies within Source Protection Zone 3, which is not the most sensitive zone for public water supply.

4.134 Fourteen of the mixed use sites would make use of previously developed land. These sites are expected to have a minor positive effect on this SA objective in terms of land use and preserving soils in the District. However, the minor positive effects identified for four sites (C432, R90, R127 and C129) are expected to be combined with a negative effect as adverse impacts have been identified in relation to pollution. For sites R90, R127 and C129 the minor negative effect is uncertain given that it may be possible to incorporate mitigation to avoid adverse impacts related to noise pollution and local amenity. By retaining site C116b as an area of open space, an area of Grade 3 Agricultural Land could be preserved in the District. Therefore, a minor positive effect is recorded for this site.

4.135 Only site R128 is expected to have a minor negative effect alone in relation to this SA objective. This site is mostly greenfield land which is of limited agricultural value (mainly classified as Grade 4 Agricultural Land).

SA objective 3: Ensure development makes efficient use of previously developed land and buildings

4.136 Development which is to take place on greenfield land is considered to be a less efficient use of land than new development on previously developed, brownfield sites. Greenfield sites would present reduced opportunities to make use of materials and buildings which are more likely to be present onsite at brownfield locations.

4.137 Only four of the mixed use sites would make use of mostly greenfield land and as such a negative effect has been identified for this SA objective. All sites apart from C326 are considered to be relatively large in size based on the suggested number of houses which could be supplied on site. As such, a significant negative effect has been identified for these sites in relation to use of previously developed land and buildings. The negative effect recorded for site C326 is minor. Site C116b is also greenfield. However, as this site is considered for safeguarding as an area of open space, a negligible effect is recorded for this option.

4.138 Fifteen mixed use sites would make use of large areas of brownfield land and as such positive effects are recorded for SA objective 3. Of these sites C432, N57, R127 and R143/RE15 would deliver development on a site which is brownfield and has been identified as being relatively large. A significant positive effect has been identified for these mixed use sites.

SA objective 4: Adapt to the impacts of, and minimise factors contributing to, climate change

4.139 The majority of the mixed use sites will have negligible effects on this SA objective as effects will depend to some extent on the site's design, for example whether it incorporates renewable energy generation on site or includes

sustainable drainage systems (SuDS). For the most part effects relating to climate will be limited to the location of mixed use sites in relation to whether the site offers good opportunities for sustainable transport use and whether it is within areas of high flood risk; however these factors are considered under other SA objectives below (SA objectives 8 and 5 respectively).

4.140 The exception to this is site C116b, which is to be considered to be preserved as an area of open space to the south of Lichfield Road. Given that the retention of the site as open space could play a role in limiting the heat island effect and supporting carbon sequestration, a minor positive effect is recorded in relation to SA objective 4.

SA objective 5: Reduce the risk of flooding

4.141 Only site C119, lies within Flood Zone 2 or Flood Zone 3 and a significant negative effect is recorded for this site. Three further sites (C116a and C116b, C326 and R128) are located on greenfield land which is outside of higher risk flood zones. As previously noted, the development of these sites is still likely to increase the area of impermeable surfaces in the District which may increase overall risk of flooding. A minor negative effect has therefore been identified for these sites.

4.142 Fifteen mixed use sites contain large portions of brownfield land and are located outside of Flood Zone 2 or Flood Zone 3. The development of these areas is not expected to increase the area of impermeable surfaces in Cannock Chase. As such negligible effects have been identified in relation to flood risk in the District for these sites. As site C116b would not deliver new development in the Plan area, it is not expected to contribute to local flood risk. A negligible effect has also been recorded for this site.

SA objective 6: Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place

4.143 The Cannock Chase National Landscape takes up much of the northern portion of the District and is the largest surviving area of lowland heathland in the Midlands. This area has been designated to protect its special landscape character. Development within that part of the District could therefore have a negative effect on the quality of the landscape although that is uncertain until the design of the development is known. Four of the mixed use sites (R90, R128, R143/RE15 and R144a/RE16) are located within close proximity (1km) of the National Landscape, therefore significant negative effects have been identified in relation to the landscape and townscape in Cannock Chase.

4.144 Outside of designated landscape areas, assessment of the likely impact of mixed use development on the landscape and townscape character of the District has been informed by the Landscape Character Assessment for Cannock Chase District. The Landscape Character Assessment for Cannock Chase District divides the District into a number of Landscape Character Types (LCTs) and assesses their sensitivity to development. Four of the mixed use sites (C116a and C116b, C119, C326 and N57) are located within LCTs that were assessed as being moderately sensitive to new development, therefore minor negative effects have been identified for these sites.

4.145 Eleven mixed use sites have been identified as lying within LCTs which are 'urban' in character. At these locations it is considered that new development is unlikely to have adverse impacts on landscape character. For the remaining site, C116b, a significant positive effect is expected in relation to SA objective 6. The retention of this site as open space is expected to benefit landscape character of the area immediately surrounding the site.

4.146 With the exception of site C116b, the effects on this SA objective are uncertain depending on the design of new development which is not yet known. This is particularly relevant for mixed use sites which are considered given the broad range of development which might be accommodated at these sites.

SA objective 7: Make sustainable use of resources and minimise waste generation

4.147 It is expected that all new development will result in the increased consumption of minerals for construction but this will not be influenced by the location of the development. In addition the development of new mixed used development sites (particularly those which include residential uses and to a lesser extent employment uses) is likely to involve an increase in waste generation, regardless of location, but may also offer good opportunities for incorporating sustainable waste management practices (e.g. through sustainable construction but also designing new developments to incorporate space for storage and collection of recyclables). However, as this is not yet known and waste generation is generally determined by individuals' attitudes and behaviour towards waste, all effects are uncertain on this SA objective.

4.148 Mixed use development sites which are proposed at brownfield sites may present opportunities for the re-use of materials already onsite. This will be dependent upon which materials are present onsite before development begins meaning any positive effect is uncertain. Fifteen mixed use sites were identified as having a potential minor positive effect on this SA objective as they are located on brownfield land. Sites C116a and C116b, C119, C326 and R128 are located on greenfield land which would present reduced opportunities to make use of materials already onsite and thus minimise waste. As site C116b is considered to be preserved as an area of open space, it is not considered likely to impact upon waste management. Negligible effects have been identified for these five sites.

SA objective 8: Encourage and facilitate the use of sustainable modes of transport

4.149 How well connected housing in mixed-use sites are to services, facilities and employment opportunities by sustainable modes of transport will affect the extent to which residents are able to make use of non car-based modes of transport day to day. It is also expected that new mixed use development which is provided within close proximity of existing transport links (within 350m of bus stops, 1km of trains stations and sites which have a cycle path passing through them) may help to encourage a modal shift. New residents and users of employment land and other uses provided at these locations are expected to be more likely to make use of existing sustainable transport links where they are present close to development sites. It is possible that new transport links may be provided as part of large-scale mixed developments but this cannot be assumed unless this information has been provided by the Council.

4.150 Ten sites are expected to have a significant positive effect on this SA objective. These sites are located within 1km of a railway station and within 350m of one or more bus stops which provide access to relatively frequent bus services (at least once every 30 minutes). The effect recorded in relation to sites C505 and C506/CE40 is uncertain. The sites could involve the loss of existing transport infrastructure or the delivery of a replacement car park which might limit the potential to promote modal shift in the Plan area.

4.151 Eight sites were identified as having a minor positive effect in relation to SA objective 8. Of these sites, three are located either within 1km of a train station or within 350m of one or more bus stops. Only one of these sites (R127) has been identified being within 1km of a train station and within 350m of one or more bus stops and been given a minor positive effect. The bus services accessible at this location have been identified as being less frequent than once every 30 minutes meaning the positive effect expected on SA objective 8 is likely to be less pronounced.

4.152 A minor negative effect was identified for site N57. This site provides a poor level of access to existing sustainable transport links in the District as it is located more than 1km from a train station and more than 350m from a bus stop. The site does not have a cycle path located within its boundaries which might otherwise have been used by residents, employees and other site users for commuting and undertaking day to day journeys.

SA objective 9: Ensure all people are able to live in a decent home which meets their needs

4.153 All of the mixed use development sites considered are expected to provide some element of residential development which would help to provide new homes to meet the identified need in the District. It is also assumed that new housing schemes will include an appropriate proportion of affordable housing in line with other national guidance. Larger sites (those which would provide 10 homes or more) are expected to provide affordable housing in line with the national 10-unit affordable housing threshold as set out in the NPPF [See reference 43]. For 18 sites an indicative capacity of over 10 homes is expected and therefore a significant positive effect is recorded in relation to SA objective 9. As well as helping to provide affordable homes in the District these sites are likely to help provide a range of market properties which would contribute towards meeting local housing requirements.

4.154 The remaining site option that would include the delivery of new homes has not been provided with an indicative housing capacity. Therefore, an uncertain minor positive effect is expected in relation to SA objective 9. The uncertainty recorded, reflects the unknown area of the site which would be occupied by housing and other uses which would be delivered at the site. A negligible effect is expected for site C116b, which is to be safeguarded for a community park in association with the strategic sites to the south of Lichfield Road. This site would not provide any new homes, given that it is considered for retention as open space.

SA objective 10: Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required

4.155 The effects of new residential development on this SA objective will depend to some extent on the availability of school and college places to serve the growing population; this will depend in part on whether new places are provided as part of the new developments which include housing. A threshold of 700 homes has been identified as it is expected that sites which include housing which are of this size or larger could potentially result in the delivery of new primary provision onsite although this is uncertain until specific proposals for sites are known. Of the mixed use options considered, only sites C116a and C116b and R127 are expected to provide the housing capacity to result in the delivery of new primary places in the District. As site R127 is not well related to existing schools the significant positive effect identified in relation to SA objective 10 is combined with an uncertain minor negative effect.

4.156 Effects on this SA objective will also depend on how accessible existing schools are from mixed use sites which provide new housing. Nine sites that are within close proximity (600m) of both a primary and secondary school are considered to provide good options for residents in terms of access to education facilities and therefore a significant positive effect has been identified. In addition, sites C432, C462, C527/CE74 and R128 are expected to have a minor positive effect on this SA objective as they are within 600m of a primary or secondary school.

4.157 Mixed use sites C119, C326 and N57 would provide for new residential development which is not located within close proximity (600m) of any education facilities (either primary or secondary). As such residents at new homes which are delivered at these locations would have limited access to existing education facilities, particularly by more sustainable and active modes

of transport (i.e. walking and cycling). A minor negative effect has been identified for this site.

4.158 The effects of all mixed use sites which are expected to deliver new homes in Cannock on access to education facilities as well as educational aspirations and attainment in the District will depend on there being capacity at schools to accommodate new pupils. As such, uncertainty is attached to all scores identified for this type of site for this SA objective.

SA objective 11: Reduce crime and the fear of crime

4.159 The effects of allocating new mixed use and open space sites on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of mixed use sites allocated through the Local Plan; rather they will be impacted upon as a result of the detailed proposals for each site. Therefore, the effects of all sites on this SA objective are negligible and no likely significant effects (either positive or negative) were identified.

SA objective 12: Improve public health and ensure health facilities are accessible for those in need

4.160 Public health in the District will be influenced by access to and thus the proximity of sites to open spaces, recreation facilities, and public rights of way (PRoWs) which might help to encourage more active and healthier lifestyles in Cannock Chase. This is considered separately under SA objective 13, however. Sites which include housing and provide a good level of access to existing

healthcare facilities will help to encourage residents to undertake regular visits to such facilities and are likely to contribute to limiting illness and promoting wellbeing among the local population. Mixed use sites which would provide an element of housing and that are located in close proximity (600m) to existing healthcare facilities (i.e. GP surgeries or hospitals) are expected to help improve public health in the District.

4.161 Five of the mixed use sites which would provide an element of housing are located within close proximity of a GP surgery and a hospital. A significant positive effect has been identified for these sites in relation to improving public health and ensuring health facilities are accessible for those in need. For eleven sites a minor positive effect is recorded given that these sites are close to a GP surgery only. While site C116b would not provide new housing in the Plan area, it is expected that the maintenance of this site as open space would benefit local health and wellbeing. A minor positive effect is also expected for this site.

4.162 Sites C119, C326, N57 and R127 are not located close to any existing healthcare facilities (either a hospital or GP surgery). As such a minor negative effect has been recorded on this SA objective for these sites.

SA objective 13: Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation

4.163 The effects of the mixed use sites will mainly depend upon the proximity of these sites to existing recreational facilities, areas of open space and public rights of way (PRoWs). Sites that are within walking distance (600m) of existing facilities of this type may encourage more users of these types of sites to be active outdoors. As such positive effects are expected on this SA objective for mixed use sites which are located close to existing recreational facilities, areas of open space and public rights of way (PRoWs). Where information has been provided which shows that identified facilities or open spaces have limited or restricted public access (for example private sports clubs) or are of little

recreational value (for example roadside verges) this has informed the scoring of this SA objective.

4.164 The majority 20 of the mixed use sites are located within walking distance of more than one area of open space and/or PRow which is publicly accessible. Significant positive effects have therefore been identified for these sites in relation to access to open spaces for leisure and recreation. Site C116b might be used by residents in the area for recreation. This site is also expected to have a significant positive effect in relation to SA objective 13.

4.165 Sites which provide 100 or more new homes are considered to have greater potential to incorporate new open space which could result in an uncertain positive effect. This threshold is based on the policy set out in the Design SPD with regards to onsite open space and play provision. For most of the mixed use sites however, the amount of new housing which would be provided onsite is uncertain meaning that the potential for this minor positive effect has not been identified. For five of the mixed use sites (C116a and C116b, N57, R90, R127 and R128) an uncertain minor negative is expected to be combined with this significant positive effect. Although these sites are located within walking distance of more than one area of open space and/or PRow, at least one of these features is also included within each of these sites' boundaries. As such the recreational or leisure use within the site boundary might be lost, retained or enhanced dependent upon how the site is developed, which is unknown until specific site proposals come forward. Overall, an uncertain mixed effect (significant positive and minor negative) is therefore expected for these sites.

SA objective 14: Provide easy access to community services and facilities to meet people's needs and avoid isolation

4.166 The location of the mixed use sites which contain residential and associated development would affect the number of services and facilities

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residents have access to, as well as the perception of isolation experienced by residents. It is expected that sites within the more developed centres of the District would provide a higher level of access to services and facilities which will meet people's needs. New development delivered at these types of locations is also likely to limit the number of residents who live at more isolated locations in Cannock Chase,

4.167 In order to assess 'good access', Cannock Chase Council has identified a hierarchy of centres (as confirmed in the Retail and Town Centres Study 2021). This classifies settlements in the District as either the strategic sub-regional centre of Cannock, Town Centres (Rugeley and Hednesford), District Centres (Hawks Green) or Local Centres (Norton Canes, Heath Hayes, Chads Moor, Bridgtown, Fernwood Drive and Brereton) [See reference 44]. Proximity to these centres can be used as an indicator of proximity to most services and facilities in the District. Those sites within or at the periphery of the existing urban edge of the developed areas in question are expected to provide a higher level of access to existing services and facilities than those beyond the existing urban edge.

4.168 Thirteen of the mixed use sites are located within one of the more developed areas of the District which contain a Town Centre (i.e. Cannock, Rugeley or Hednesford). These sites are located on the peripheries of the towns of Rugeley, Cannock and Hednesford respectively and so a significant positive effect has been identified. Five of the mixed use sites (C116(a) and C116(b), C119, C326, R127 and R128) are located within or at the edge of one of the Local Centres in the District meaning an uncertain minor positive effect is expected on this SA objective. These sites would provide a reduced level of access to services and facilities which new residents may require access to.

4.169 One mixed use site (N57) has been identified as having a significant negative effect on this SA objective. This site is not located within close proximity of an identified centre or a public transport node which might provide access to services and facilities further afield. For site C116b, a negligible effect is expected. The retention of open space in the Plan area is not expected to affect access to services and facilities.

SA objective 15: Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites

4.170 The provision of new employment land as part of mixed use development is expected to have a positive effect on the objective of allowing for the continued regeneration of the local economy in Cannock. Detrimental impacts will only be likely where land which is identified as an existing employment site, identified by the Council or has historic employment use or has been proposed for allocation as mixed use which would reduce its potential to provide employment opportunities.

4.171 Sites which have been identified as being larger when considered against all other mixed use sites considered are expected to have a significant positive effect on this SA objective given that they could potentially accommodate a larger number of new employment opportunities. Only one site (R127) is expected to have this significant positive effect on this SA objective. As the exact proportion of the site which would allow for new employment is unknown at this stage the significant positive effect is uncertain. In addition, the uncertain significant positive effect likely with regards to mixed use site option R127 is expected to be combined with a minor negative given that this site has been recently closed as part of the Rugeley Power Station and previously accommodated approximately 150 employees. This potential employment use of the entire site will be lost if re-development of the site for mixed use development was to proceed.

4.172 Eighteen of the mixed use sites are expected to have a minor positive effect on this SA objective. These sites are considered to be relatively small in size but would still provide some employment development or development which would allow for some employment opportunities. The minor positive effect expected for these sites is uncertain dependent upon the proportion of each site which might accommodate new employment or related uses. For site C432 the

positive effect recorded is combined with a minor negative effect given that an existing employment use at the site could be lost to development.

4.173 Site C116b, which is considered for open space, is not expected to affect the regeneration of the local economy. A negligible effect has therefore been recorded for this site in relation to SA objective 15.

SA objective 16: Enhance the town centres in order to protect and improve their vitality and viability

4.174 Ten of the mixed uses are located within town centres. Sites C129, C504/CE73, C505, C506/CE40, C508, C511 Part of CE46 and C527/CE74 and sites R143/RE15 and R144a/RE16 are located within Cannock and Rugeley town centres, respectively. The development of these mixed use sites could help to enhance the appearance of the built environment in those areas, and the delivery of new residential development and other uses such as retail could encourage people to visit and use town centre locations to the benefit of their vitality and viability. As such, significant positive effects have been identified for these mixed use sites.

4.175 The ten remaining sites are expected to have negligible effects in relation to SA objective 16 given that they do lie within a town centre.

SA objective 17: Conserve and enhance the built and historic environment (including heritage assets and their respective settings)

4.176 Judgements about the likely effects of the mixed uses on the historic environment have been informed by the heritage impact assessment work undertaken on behalf of the Council [[See reference 45](#)]. Four mixed use sites

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were identified as having potential for moderate or major impacts on heritage assets through their development or as contributing to the significance of the assets in question. Therefore, significant negative effects have been recorded for these sites in relation to SA objective 17. For four additional sites the negative effect identified is minor. The heritage impact work for these sites identified that any overall impact on heritage assets would be minor or that the magnitude of impacts relating to significance would be low. The heritage impact work included recommendations for the mitigation of the effects identified. Therefore, the adverse effects identified for these sites are uncertain dependent upon whether or not these recommendations are incorporated to achieve an appropriate level of mitigation.

4.177 For the 12 remaining sites, the effect recorded in relation to SA objective 17 is negligible. These sites have been screened out of the heritage impact work undertaken to support the preparation of the Local Plan.

Gypsy and Traveller site options

4.178 The SA findings for the reasonable alternative Gypsy and Traveller site options are summarised in Table 4-6 below. A total of seven reasonable Gypsy and Traveller sites have been appraised.

4.179 The detailed matrices for these seven sites can be viewed in Appendix E of this document.

Table 4.6: Summary of likely sustainability effects for Gypsy and Traveller site options

Site	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
GT1	-?	-?	-	0	-	-?	0	+	++	-?	0	-	++	+	0	0	-?
GT2	-?	--?	-	0	-	-?	0	-	++	-?	0	-	++	--	0	0	-?
GT3	-?	--?	-	0	-	-?	0	+	++	-?	0	-	++/-?	+	0	0	--?
GT4	--?	--?	-	0	-	-?	0	-	++	-?	0	-	++	+	0	0	-?
GT5	--?	-?	-	0	-	-?	0	-	++	-?	0	-	++	+	0	0	-?
GT6	-?	+	+	0	0	--?	+	+	++	-?	0	-	++	-	0	0	-?
GT7	-?	--?	-	0	-	-?	0	-	++	-?	0	-	++	--	0	0	0?

SA objective 1: Protect and enhance biodiversity, fauna and flora and geodiversity

4.180 Sites that are close to an internationally, nationally or locally designated biodiversity or geodiversity site have the potential to affect those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, trampling etc.

4.181 All seven of the site options are located within 15km of the Cannock Chase SAC, therefore a minor negative but uncertain effect is identified for those sites because new gypsy and traveller sites within 15km of this SAC may contribute to increased recreation pressure at this designated biodiversity site. A number of the sites are also within 250m of a local biodiversity site. Furthermore, two of the Gypsy and Traveller sites (GT4 and GT5) lie within 250m of Cannock Extension Canal SAC and SSSI which are internationally and nationally designated sites respectively. These sites are likely to have an uncertain significant negative effect on biodiversity and geodiversity as both these sites. While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists as the distance and pathways across which effects might occur is not the same for all types of habitats and species, and appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

SA objective 2: Minimise pollution and protect and enhance air, water, and soils

4.182 Overall, six of the seven Gypsy and Traveller site options are likely to have a negative effect on pollution.

4.183 Development within or locations connected by road to any of the AQMAs that have been declared in Cannock Chase or adjoining authorities is likely to

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have a negative effect on air pollution as increased vehicle traffic from population growth in those areas could compound existing air quality problems. It is however noted that the number of vehicle movements associated with a Gypsy and Traveller site is unlikely to be significant in terms of overall traffic movements for the District. Four of the six Gypsy and Traveller site options (GT1, GT3, GT4, GT5 and GT7) are located within or connected via road to an AQMA within Cannock Chase or the Walsall AQMA and are therefore identified as having a minor negative effect. Furthermore, some of these site options are located directly adjacent to a motorway and or an 'A' road where potential residents could experience adverse effects relating to noise pollution. This however, is uncertain as it may be possible to mitigate noise pollution through the design and layout of the site.

4.184 In addition to the minor negative effects identified above, significant negative effects are identified for sites GT2, GT3, GT4 and GT7 because the site options lie on greenfield land which is classed as Grade 3 agricultural land. If these site options are to be developed therefore, it could lead to a loss of highest quality agricultural land in the District, however this is uncertain as it is unknown whether the land is classed as Grade 3a (higher quality) or 3b.

4.185 In contrast, site GT6 is located on brownfield land and is therefore expected to have a minor positive effect on preserving soils. As this site is also not located in an area which is expected to intensify air quality issues at any of the declared AQMAs in or in close proximity to the District and is also not located adjacent to an A-road which might otherwise have adverse impacts on residential amenity in terms of noise pollution an overall minor positive effect has been identified.

4.186 None of the Gypsy and Traveller site options are located within Source Protection Zones. The location of Gypsy and Traveller site developments within Cannock Chase would not have a direct effect on levels of water pollution or soil contamination, which would be influenced by factors such as whether there is capacity at the District's sewage treatment works to treat the additional wastewater generated by the overall scale of development proposed.

SA objective 3: Ensure development makes efficient use of previously developed land and buildings

4.187 Where development takes place on greenfield land or areas of high quality agricultural land it is a less efficient use of land than development on brownfield sites or sites of lower quality agricultural land.

4.188 GT6 is the only site option that is located on brownfield land, therefore it could have a positive effect but as the site option is considered to be relatively small in size, only a minor positive effect is expected. If this site option were to be taken forward, it may help to encourage the use of onsite buildings and materials.

4.189 The remaining six site options (GT1, GT2, GT3, GT4, GT5 and GT7) are also considered to be small in size, but these are located on greenfield land so a minor negative effect is expected.

SA objective 4: Adapt to the impacts of, and minimise factors contributing to, climate change

4.190 All Gypsy and Traveller site options will have negligible effects on this SA objective as effects will depend to some extent on the site's design, for example whether they incorporate renewable energy generation on site or includes SuDS. The location of Gypsy and Traveller sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively).

SA objective 5: Reduce the risk of flooding

4.191 The provision development for Gypsy and Traveller accommodation on greenfield land would increase the area of impermeable surfaces in the District and could therefore increase overall flood risk. Flood risk will also be greatly be impacted upon where the sites are within high risk flood zones. A minor negative effect has been recorded for six of the seven of the sites. These six sites lie on greenfield land. Site option GT6 is situated on brownfield land and therefore a negligible effect is expected in relation to SA objective.

SA objective 6: Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place

4.192 The Cannock Chase National Landscape covers much of the north of the District. Development within that part of the District could therefore have a negative effect on the quality of the landscape although that is uncertain until the design of the development is known. No Gypsy and Traveller site options are located within the National Landscape, however site GT6 lies within 1km of this designation therefore potential significant negative effects were identified in relation to the landscape and townscape in Cannock Chase. The remaining six Gypsy and Traveller site options (GT1, GT2, GT3, GT4, GT5 and GT7) are located within LCTs that were assessed as being moderately sensitive to new development. Therefore, a minor negative effect is identified for these sites. All effects which have been identified on this SA objective are uncertain depending on the design of new development which is not yet known.

SA objective 7: Make sustainable use of resources and minimise waste generation

4.193 Where Gypsy and Traveller sites are proposed on brownfield land there may be opportunities for re-using existing buildings and materials although this is uncertain depending on the previous use of the site and any materials which remain. Site option GT6 is expected to have a minor positive effect on this SA objective as it is located on brownfield land, while the remaining six site options (GT1, GT2, GT3, GT4, GT5 and GT7) would have a minor negative effect as they are located on greenfield land.

SA objective 8: Encourage and facilitate the use of sustainable modes of transport

4.194 How well connected Gypsy and Traveller sites are to services, facilities and employment opportunities by sustainable modes of transport will affect the extent to which residents are able to make use of non car-based modes of transport on a day to day basis. Site options GT1, GT3 and GT6 are located within 350m of at least one bus stop so minor positive effects are likely for these site options. The remaining four site options GT2, GT4, GT5 and GT7 are more than 1km of a railway station, over 350m from a bus stop and they do not have an existing cycle route passing the site, as such these site options are likely to have a minor negative effect on this SA objective.

SA objective 9: Ensure all people are able to live in a decent home which meets their needs

4.195 All of the potential Gypsy and Traveller sites are expected to have positive effects on this objective, due to the nature of the proposed development which would help to meet the identified local need for Gypsy and Traveller sites.

It is therefore expected that all seven of the Gypsy and Traveller site options would have a significant positive effect on this SA objective.

SA objective 10: Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required

4.196 Effects on this SA objective therefore depend on how accessible existing schools and colleges are from Gypsy and Traveller site options. As all of the seven Gypsy and Traveller site options are located more than 600m from any primary or secondary school, a minor negative effect is identified on all the sites. Uncertainty is attached to all effects recorded given that it is dependent on the capacity at nearby schools to accommodate new pupils.

SA objective 11: Reduce crime and the fear of crime

4.197 On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of Gypsy and Traveller sites allocated through the Local Plan. Therefore, the effects of all of the six Gypsy and Traveller site options on this SA objective are negligible and no likely significant effects (either positive or negative) are identified.

SA objective 12: Improve public health and ensure health facilities are accessible for those in need

4.198 The location of Gypsy and Traveller sites that are allocated through the Local Plan will not affect the number or distribution of healthcare facilities in the District. However, where existing healthcare facilities are easily accessible from Gypsy and Traveller sites there will be positive effects in terms of providing residents with access to the healthcare services that they need. All seven of the Gypsy and Traveller site options are not located within 600m of any healthcare facility and therefore a minor negative effect is expected in relation to this SA objective.

SA objective 13: Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation

4.199 All seven Gypsy and Traveller site options are within 600m of at least one existing area of open space, playing fields/sports facilities, cycle paths or PRoW and so are likely to have a significant positive effect on this SA objective. A minor negative effect is also identified for site option GT3 as an area of semi-natural open space is located within the site boundary that could be lost, retained or enhanced if the site is developed. The potential impact on the identified open space is however unknown until specific site proposals come forward. An uncertain mixed effect (significant positive and minor negative) is therefore expected overall for this site.

SA objective 14: Provide easy access to community services and facilities to meet people's needs and avoid isolation

4.200 It is expected that sites within the more developed centres of the District would provide a higher level of access to services and facilities which will meet people's needs. Proximity to Town, District and Local centres, as defined by Cannock Chase Council, is used as an indicator of proximity to most services and facilities in the District. Four of the site options (GT1, GT3, GT4 and GT5) have been assessed as being likely to have an uncertain minor positive effect on this SA objective. The majority of these four sites (GT1, GT4 and GT5) have been identified as being within the southern periphery of the Norton Canes urban area. As such these sites may provide a good level of access to nearby services and facilities however this is uncertain given the smaller size of the identified centre. Similarly, site option GT3 is located on the southern periphery of the urban edge surrounding the District Centre at Hawks Green (now identified as a Local Centre in the Pre-Submission Local Plan) and therefore an uncertain minor positive effect has been recorded in relation to this SA objective. In contrast, site options GT2 and GT7 are not located within or at the periphery of any settlements in the District that contain a designated centre or within walking distance of public transport links (within 1km of a railway station or 350m of a bus stop) and so significant negative effects are expected on this SA objective.

4.201 Site option GT6 is not located within any of the above centres, however it is located within walking distance of a sustainable transport link (within 350m of a bus stop) so the public transport nodes accessible in close proximity to the site may allow for access to services and facilities further afield. A minor negative effect is therefore expected for site option GT6 in relation to SA objective 14.

SA objective 15: Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites

4.202 All seven Gypsy and Traveller site options are located on land that is currently not in employment use and therefore a negligible effect is likely in relation to SA objective 15. It is not expected that the provision of land to accommodate new Gypsy and Traveller sites in the District will directly impact upon new employment opportunities or investment in the local economy.

SA objective 16: Enhance the town centres in order to protect and improve their vitality and viability

4.203 None of the Gypsy and Traveller site options are located within the town centres of Cannock, Rugeley or Hednesford. Overall a negligible effect is expected on all six Gypsy and Traveller site options.

SA objective 17: Conserve and enhance the built and historic environment (including heritage assets and their respective settings)

4.204 Judgements about the likely effects of the Gypsy and Traveller site options on the historic environment have been based on the distances between the site options and designated historic assets. Where a site option is within 500m of a designated heritage asset, professional judgement and evidence (such as Conservation Area Appraisals, information contained on the Staffordshire Historic Environment Record, the Historic Environment

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Assessment and the findings of the Cannock and Rugeley Extensive Urban Surveys) have been used to inform the likely effects.

4.205 Site option GT3 is the only site option expected to have a significant negative effect on the historic environment. While this site lies within a historic character zone which has not been identified being of particularly high value in terms of the historic environment (CHECZ 15 - East of Cannock), the site also lies within close proximity (40m) of a designated heritage asset (New Farm House Grade II Listed Building). Considering the very close proximity of the site to this heritage asset there is potential for adverse impacts to result in terms of its significance and that of its setting.

4.206 Development at the remaining five of the Gypsy and Traveller site options may have the potential to result in adverse effects on heritage assets (site option GT2) which are likely to have greater potential to be mitigated or have would occur in historic environment character zones which have been identified through the Cannock Chase District HEA as being of medium sensitivity (site options GT1, GT4, GT5 and GT6). As such minor negative effects are likely in relation to this SA objective for these Gypsy and Traveller site options. Site GT7 is not located close to any heritage assets and therefore a negligible effect is expected in relation to this SA objective.

4.207 All effects are assessed as being uncertain given that any impacts on the historic environment will depend in part on the design of new development which is unknown at this stage.

Chapter 5

Sustainability Appraisal findings for the Local Plan policies

5.1 This chapter presents the SA findings for the policies included in the Pre-Submission Local Plan. The summary of the SA findings for the policy options considered at the Issues and Options stage is provided in Appendix G.

5.2 The findings in this chapter are set out to reflect the different elements presented in the Pre-Submission Local Plan document:

- Local Plan Strategic Objectives.
- Policies grouped under the eight Strategic Objectives.
- Site Specific Policies.

5.3 The Pre-Submission Local Plan includes an overarching spatial strategy for the District as well as individual strategies for the areas of Cannock/Hednesford/Heath Hayes, Rugeley and Brereton and Norton Canes areas and the rural areas of the District. These sections of the plan provide the context for the future growth of Cannock Chase District and how the spatial priorities for the District will be delivered over the lifetime of the Local Plan. However, no specific policy text is included in the plan to set out the spatial strategy and as such it has not been subject to detailed appraisal in this report. The spatial distribution of development in the Plan area has instead been appraised through the policies that set out site allocations for the Plan area. There are:

- Policy SO3.1: Provision for new homes (distribution of housing development);
- Policy SO4.2: Provision for new employment uses (distribution of employment development);

- Policy SO6.5: Cannock Town Centre redevelopment areas (allocation of mixed use town centre sites);
- Policy SO6.6: Rugeley Town Centre redevelopment areas (allocation of mixed use town centre sites), and
- Policy SO6.7: Hednesford Town Centre redevelopment areas.

5.4 The appraisal of these elements of the plan reflects the location of the sites included for allocation in relation to sensitive environmental receptors as well as accessibility to services and facilities and jobs. It also reflects where site allocation policies in the plan require the delivery of substantial improvements such as a new community park, new services and facilities, or strategic road improvements.

5.5 Following the presentation of the SA findings for the individual policies included in the plan, an appraisal of the cumulative effects is also presented in this chapter. The cumulative effects section brings together the SA findings for all elements of the plan, including the distribution of different types of site options and the potential for mitigation and enhancement of the effects of site allocations by other policies in the plan (i.e. the theme based development management style policies).

Local Plan Strategic Objectives

5.6 The Strategic Objectives from the adopted Local Plan (Part 1) Local Plan were carried over to the Issues and Options Local Plan and subsequently the Preferred Options and Pre-Submission Local Plan and at that stage were subject to review in the light of consultation responses received by the Council. The consultation responses were mostly supportive of the existing objectives and as such these elements of the document have remained mostly unchanged. Some of the consultation responses received in relation to the development of policies for the Local Plan have been reflected in revisions to the Strategic Objectives.

The Strategic Objectives have been subject to appraisal and details of the appraisal are presented in Table 5.1: Summary of likely sustainability effects for the Strategic Objectives below and the summary text which follows.

Local Plan Vision

- Strategic Objective 1: To deliver high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe
- Strategic Objective 2: To create community facilities and healthy living opportunities across the District
- Strategic Objective 3: To deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home
- Strategic Objective 4: To encourage a vibrant local economy and workforce
- Strategic Objective 5: To support the provision of sustainable transport and communications infrastructure
- Strategic Objective 6: To create attractive town and local centres
- Strategic Objective 7: To protect and enhance the natural environment
- Strategic Objective 8: To support a greener future

Table 5.1: Summary of likely sustainability effects for the Strategic Objectives

SA objective	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
SA1: Biodiversity and geodiversity	0	+	0	0	0	0	++	+
SA2: Pollution	0	0	0	+	++	+	0	++
SA3: Previously developed land	0	0	0	0	0	0	0	++
SA4: Climate change	0	0	0	+	++	+	0	++
SA5: Flooding	0	+	0	0	0	0	0	++
SA6: Landscape and townscape	++	+	0	++	0	0	++	0
SA7: Waste	0	0	0	0	0	0	0	++
SA8: Sustainable transport	+	+	0	++	++	0	0	++
SA9: Housing	0	0	++	+	0	0	0	0
SA10: Education	0	0	0	+	++	0	0	0
SA11: Crime	++	0	0	0	+	+	0	0

Chapter 5 Sustainability Appraisal findings for the Local Plan policies

SA objective	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
SA12: Health and wellbeing	+	++	0	0	++	0	+	+
SA13: Recreation	+	++	0	0	++	0	+	0
SA14: Services and facilities	0	+	0	+	++	++	0	0
SA15: Employment	0	0	0	++	+	++	0	0
SA16: Town centres	++	0	0	++	0	++	0	0
SA17: Historic environment	++	0	0	0	0	0	+	0

Description of the effects of Local Plan Strategic Objectives in relation to SA objectives

5.7 No negative effects have been identified in relation to any of the eight Strategic Objectives in the Pre-Submission Local Plan document. Many of the Strategic Objectives are expected to have negligible effects in relation to a number of the SA objectives. This is because many of the objectives are written to be fairly specific and to address a particular Local Plan topic. Significant positive effects have been identified in relation to SA objectives where the Strategic Objectives in the Pre-Submission document contain direct reference to addressing elements of the SA objective in question.

5.8 A significant positive effect is expected in relation to SA objective 1: biodiversity for Strategic Objective 7 as it directly supports the provision of biodiversity net gain in the Plan area. A significant positive effect is also expected for Strategic Objective 4 as it is set out to help protect the District's two SACs balanced against the need to support sustainable tourism and the rural economy. Strategic Objectives 2 and 8 are expected to have minor positive effect in relation to SA objective 1. These positive effects are identified given that Strategic Objective 2 could allow for some new habitat creation at new open spaces and allotments and Strategic Objective 8 is set out to help mitigate the effects of climate change which will have adverse impacts on habitats available to local wildlife.

5.9 The focus of Strategic Objective 8 on limiting all types of pollution is reflected in a significant positive effect recorded in relation to SA objective 2: pollution. Strategic Objective 5 is also expected to have a significant positive effect in relation to SA objective 2. This strategic objective seeks to support the provision of sustainable transport and communications infrastructure which is likely to limit the need to travel by private vehicle in Cannock Chase. Strategic Objectives 4 and 6 are expected to have a minor positive effect in relation to SA objective 2. These strategic objectives are set out to support town centres in the Plan area as those locations which provide access to a wide range of services and facilities as well as employment opportunities. As these locations are often

the most accessible to a high number of residents by sustainable transport, this type of approach could help limit the emission of air and noise pollutants from private vehicles.

5.10 The efficient use of previously developed land and buildings is explicitly included in Strategic Objective 8. Therefore, a significant positive effect is expected for this strategic objective in relation to SA objective 3: previously developed land.

5.11 This approach is set out as part of the overarching approach to help limit and mitigate carbon emissions in the District, including through increases in low and zero carbon development. Energy and heat production installations of this type are also supported as part of this strategic objective. Strategic Objective 8 is therefore also expected to have a significant positive effect in relation to SA objective 4: climate change. Considering the high proportion of overall carbon emissions which come from journeys by private vehicle, the approach of Strategic Objective 5 to explicitly support sustainable transport as well as low and zero carbon transport options is also likely to have a significant positive effect in relation to SA objective 4: climate change. A minor positive effect is recorded in relation to this SA objective for Strategic Objective 4 given that it will help to ensure employment uses are accessible by public transport. Strategic Objective 6 is expected to have a similar effect as it would help to protect town centre locations at which there is strong access to services and facilities and employment by sustainable modes of transport.

5.12 The Local Plan's approach to limiting the impacts of climate change include reducing the risk of flooding, maximising flood protection and managing the effects of flooding. This approach is set out through Strategic Objective 8 which is expected to have a significant positive effect in relation to SA objective 5: flooding. Given that Strategic Objective 2 is supportive of the space created for active leisure it is likely to help ensure the protection of open spaces which allow for safe infiltration of surface water in residential areas. A minor positive effect is therefore expected for this strategic objective in relation to SA objective 5: flooding.

5.13 Strategic Objectives 1, 4 and 7 are all expected to have a significant positive effect in relation to SA objective 6: landscape and townscape. These strategic objectives are set out to achieve a high quality of development and the protection of the Cannock Chase National Landscape and the Green Belt some of which contributes to local character by limiting the coalescence of the District's settlements. By providing support for open spaces (such as those in which residents can partake of leisure and recreation and space for allotment) Strategic Objective 2 may also contribute to local character. A minor positive effect is therefore expected in relation to SA objective 6.

5.14 Strategic Objective 8 directly addresses the reduction of waste in the District and therefore a significant positive effect has been recorded in relation to SA objective 7: waste. This strategic objective is also supportive of the conservation of natural resources in the Plan area through the safeguarding potential minerals reserves.

5.15 Strategic Objectives 4, 5 and 8 directly address the uptake and provision of sustainable transport by managing the requirement to travel and supporting low carbon transport systems in order to encourage and facilitate more sustainable modes of transport. New development, services and facilities will be clustered in accessible locations that can provide access for all sections of the community and pedestrian and cycle movement will be encouraged. Therefore, significant positive effects are expected in relation to SA objective 8: sustainable transport. Strategic Objective 6 would also reduce the need to travel by directing development to the town and local centres and encouraging the clustering of services and facilities in these locations. As such, a minor positive effect is expected in relation to this SA objective.

5.16 Strategic Objectives 1 and 2 would indirectly address the uptake of sustainable modes of transport. By seeking to create safe and accessible places that deter crime and reduce the fear of crime and seeking to provide opportunities to increase physical activity in everyday life, these objectives are likely to result in the promotion of more pedestrian friendly streets and encourage walking and cycling. As such, minor positive effects are expected in relation to SA objective 8: sustainable transport.

5.17 Strategic Objective 3 directly addresses the need to deliver a sufficient supply of homes to meet the mixed and growing demand in the District. This would include the provision of affordable housing and housing choices for an ageing population. As such, a significant positive effect is expected in relation to SA objective 9: housing for this objective. Strategic Objective 4 would also support the development of town centres for residential opportunities and this could make a more modest contribution to meeting the local housing need. As such, a minor positive effect is expected in relation to this SA objective.

5.18 A significant positive effect is expected in relation to SA objective 10: education for Strategic Objective 5 as it will ensure that new development occurs in accessible locations that can provide access for all sections of the community to education. Strategic Objective 4 is expected to have a minor positive effect in relation to SA objective 10. This policy seeks to provide opportunities for the development of skills in order to encourage a vibrant local economy and foster a successful workforce.

5.19 Strategic Objective 1 directly address the delivery of high quality development that results in the creation of safe and accessible places. There are places in crime is deterred and fear of crime is reduced. As such, a significant positive effect is expected in relation to SA objective 11: crime. Strategic Objective 5 seeks to provide safe pedestrian and cycle movement within the District, and Strategic Objective 6 would ensure that town and local centres are attractive in order to improve their vitality and viability, thereby increasing footfall. These are both likely to deter and reduce opportunities for crime and, therefore, minor positive effects are expected in relation to SA objective 11 for these objectives.

5.20 Strategic Objectives 2 and 5 directly address the health of the District's population and seek to maintain and improve. This is to be achieved by providing opportunities for healthy living, including improving access to spaces for sports and recreation and health facilities. Strategic Objective 2 also support locations at which healthy food growing can take place. As such, significant positive effects are expected in relation to SA objective 12: health and wellbeing for these two objectives. Strategic Objectives 1, 7 and 8 are also likely to

contribute to improving the health and wellbeing of the population in the District. By creating places that are safe, inclusive and accessible, conserving and enhancing the District's natural environment assets and avoiding environmental pollution, these objectives would help to support mental and physical wellbeing. As such, minor positive effects are expected in relation to SA objective 12 for Strategic Objectives 1, 7 and 8.

5.21 Strategic Objectives 2 and 5 are likely to make a strong contribution to improving recreational opportunities for residents in the District. Strategic Objective 2 is supportive of facilities for sports and recreation and Strategic Objective 5 sets out an approach that would achieve safe active travel routes provided as part of new major developments. As such, a significant positive effect is expected for both of these objectives in relation to SA objective 13: recreation. Whilst less direct, Strategic Objectives 1 and 7 also have the potential to contribute to improving the quality of recreation areas for residents in the District. This is due to their commitments to preserving and enhancing the natural environment and the setting of historic environment assets, which area likely to include key recreational areas in the District. A minor positive effect is therefore expected for these objectives in relation to SA objective 13: recreation.

5.22 A significant positive effect is identified for Strategic Objectives 5 and 6 in relation to SA objective 14: services and facilities. Strategic Objective 5 seeks to ensure that major developments are sites so that there is access to important services and facilities to meet the needs of residents. It sets out an approach that would deliver significant improvements to sustainable transport links for residents to access services and facilities further afield. Strategic Objective 6 takes a comprehensive approach to town centres including maintenance of the hierarchy of town and local centres. It also supports growth of services and facilities relating to education, leisure, culture, tourism, shopping and health. A minor positive effect is expected for Strategic Objective 2 in relation to SA objective 14 as it supports the provision of spaces for leisure and recreation specifically. A minor positive effect is also expected for Strategic Objective 4 as it supports the development of town centres as hubs for cultural and leisure uses.

5.23 Strategic Objective 4 seeks to directly encourage employment and the growth of the economy in the District by safeguarding existing employment land. It also sets out an approach to provide new employment opportunities in the most suitable locations. Strategic Objective 6 is likely to compliment these aims as it supports specific enhancement of town centres as hubs for a range of employment opportunities. As such, a significant positive effect is expected for these objectives in relation to SA objective 15: employment. A minor positive effect is expected for Strategic Objective 5 in relation to this SA objective as the sustainable transport improvements outlined are likely to support access for residents to key employment locations.

5.24 The aims outlined above for Strategic Objectives 4 and 6, in terms economy growth and creating employment hubs, are considered to make a strong contribution to supporting the vitality and viability of town centres in Cannock Chase District. Therefore, a significant positive effect is expected for these objectives in relation to SA objective 16: town centres. The District's heritage assets are important in defining the character of town centres within Cannock Chase. This is particularly the case for Rugeley much of which falls within conservation areas. Therefore, the approach set out through Strategic Objective 1, to protect and enhance the historic environment and the distinct character of the District's settlements, may potentially ensure that town centres within the District maintain strong visitor numbers. A significant positive effect is therefore expected for this objective in relation to SA objective 16: town centres.

5.25 As detailed above, one of Strategic Objective 1's primary aims is the preservation and enhancement of the District's historic environment. As such, a significant positive effect is expected for this objective in relation to SA objective 17: historic environment. The setting of many of the District's heritage assets is strongly influence by the quality of the natural environment. Strategic Objective 7 is primarily concerned with the preservation and enhancement of the District's natural environment and is therefore considered to have a minor positive effect in relation to SA objective 17: historic environment.

The presentation of the policies in the Pre-Submission Local Plan

5.26 The policies presented in the Pre-Submission document have been grouped together to relate to the achievement of the eight individual Strategic Objectives of the Local Plan. These have been described in the previous section of this report. The SA findings for each policy are presented below the objectives to which they relate.

5.27 The order in which the findings for each policy appear mostly reflects the order in which the policies are presented in the Pre-Submission Local Plan document. In some places the presentation of findings has been re-ordered so that a more detailed analysis can be included. Where this is the case, the introductory text for the sustainability findings for these policies explains the approach taken.

Strategic Objective 1: To deliver high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe

5.28 This section summarises the SA findings for the policies set out below Strategic Objective 1 in the Pre-Submission Local Plan.

5.29 Three policies are presented in relation to promoting pride in attractive, safe local communities in the District, as shown in Table 5.2: Summary of likely sustainability effects for policies under Local Plan Strategic Objective 1 below. The potential sustainability effects are described below the table.

Design policies

- Policy SO1.1: Protecting, conserving and enhancing the distinctive local historic environment.
- Policy SO1.2: Enhancing the quality of the built environment.
- Policy SO1.3: Creating safe places which deter crime and reduce the fear of crime.

Table 5.2: Summary of likely sustainability effects for policies under Local Plan Strategic Objective 1

SA Objective	Policy SO1.1	Policy SO1.2	Policy SO1.3
SA1: Biodiversity and geodiversity	0	+	0
SA2: Pollution	0	+	0
SA3: Previously developed land	0	0	0
SA4: Climate Change	0	+	0
SA5: Flooding	0	0	0
SA6: Landscape and townscape	++	++	+
SA7: Waste	0	0	0
SA8: Sustainable transport	0	+	0
SA9: Housing	0	0	0
SA10: Education	0	0	0
SA11: Crime	0	+	++
SA12: Health and wellbeing	0	+	+

SA Objective	Policy SO1.1	Policy SO1.2	Policy SO1.3
SA13: Recreation	0	+	+
SA14: Services and facilities	0	+	0
SA15: Economy	+	0	0
SA16: Town centres	0	0	0
SA17: Historic environment	++	++	+

Description of the likely sustainability effects of the policies for delivering high quality development that is distinctive, attractive and safe

5.30 The policies which sit under Strategic Objective 1 set out a focused approach to protect, conserve and enhance the District's historic environment, the quality of its built environment, and reducing crime and the fear of crime in the Plan area. The policies are expected to have mostly negligible and positive effects in relation to the SA objectives against which they have been appraised.

5.31 Policy SO1.2: Enhancing the quality of the built environment seeks to ensure that development proposals are designed to ensure that local distinctiveness is respected. This is to include the protection of local biodiversity. Furthermore, the design and layout of proposals should be delivered to incorporate green infrastructure and tree planting. As such, a minor positive effect is expected in relation to SA objectives 1: biodiversity and geodiversity.

5.32 Given that this policy also supports design that is respectful of cycleways and footpaths it may help to encourage an uptake of more active modes of transport. This is likely to help limit the release of air pollutants and greenhouse gases associated with vehicular travel. It will also help to encourage physical

recreation in the Plan area and is likely to benefit public health. Minor positive effects are therefore expected for this policy in relation to SA objectives 2: pollution, 4: climate change, 8: sustainable transport, 12: health and wellbeing and 13: recreation. Policy SO1.3: Creating safe places which deter crime and reduce the fear of crime is also expected to have minor positive effects in relation to SA objectives 12: health and wellbeing and 13: recreation. This policy is expected to help ensure public safety at open spaces which could increase their use by residents in the District.

5.33 The Local Plan sets out that Local Design Guides may be prepared for each of (or combinations of) the Character Areas defined in the Cannock Chase Design Supplementary Planning Document (2016), as well as the rural parts of the District that are not included as Character Areas.

5.34 Policy SO1.2 will ensure that development proposals are designed to positively contribute to townscapes and landscapes within the Plan area in line with the Local Design Guides. Development is also to be required to contribute to the distinct and separate character of the District's settlements.

5.35 Policy SO1.1: Protecting, conserving and enhancing the distinctive local historic environment also seeks to sustain and enhance local character and distinctiveness at development proposals. The protection and enhancement of designated and non-designated heritage assets in a manner which contributes to local character and distinctiveness of local communities is supported through the policy. As such, these policies are expected to have significant positive effects in relation to SA objective 6: landscape and townscape.

5.36 Policy SO1.3: Creating safe places which deter crime and reduce the fear of crime is primarily set out to promote design which will help to prevent crime in the District. The design of development is required by this policy to achieve this aim without detracting from attractive, high quality design. Therefore, a minor positive effect is expected for Policy SO1.3 in relation to SA objective 6.

5.37 Policy SO1.2 requires the layout and design of proposals to be safe, inclusive and accessible. This approach is expected to support the delivery of

development that limits the potential for crime and therefore a minor positive effect is expected in relation to SA objective 11: crime. Policy SO1.3 directly seeks to ensure that development proposals create safe and secure environments. Development should contribute to the vitality of area and improve community safety. Furthermore, spaces accessible to the public are to be overlooked where appropriate which will also help to reduce the potential for crime. As such, a significant positive effect is expected for this policy in relation to SA objective 11: crime.

5.38 Policy SO1.2: Enhancing the quality of the built environment requires that major development proposals should include a Design and Access Statement to set out what services and facilities will be provided at the site. This requirement may help to ensure that services and facilities are provided at parts of the site that are most accessible and that the design of the development supports access to these locations. A minor positive effect is therefore expected for this policy in relation to SA objective 14: services and facilities.

5.39 Only Policy SO1.1 is expected to have impacts in relation to sustainable economic growth in Cannock Chase. The policy requires that the protection of designated and non-designated heritage assets should contribute to economic vitality of local communities. A minor positive effect is therefore recorded in relation to SA objective 15: economy.

5.40 Cannock Chase District is rich in heritage assets that play a key role in the diverse sense of place, community and cultural identity of the District. The Local Plan identifies a number of Conservation Areas, Scheduled Monuments, Listed Buildings and other designated and non-designated historic assets of local and national importance which play a role in sustaining local character and distinctiveness. Policies SO1.1: Protecting, conserving and enhancing the distinctive local historic environment and SO1.2: Enhancing the quality of the built environment both seek to conserve and enhance the local historic environment by limiting the potential for adverse impacts on designated and non-designated heritage assets within the Plan area.

5.41 Under Policy SO1.1 the requirements include the preparation of Heritage Statements for major developments. Policy SO1.2 sets out the requirement for proposals to conform with Local Design Guides and for major developments and Listed Building Consents to be supported by Design and Access Statements which demonstrate a respect for the local distinctiveness of surroundings including heritage. Therefore, significant positive effects are likely in relation to SA objective 17: historic environment.

5.42 While Policy SO1.3: Creating safe places which deter crime and reduce the fear of crime primarily seeks to promote design which will help to prevent crime the District, this approach is required to be achieved without detracting from attractive, high quality design. This policy is therefore also likely to help conserve the setting of heritage assets in the Plan area. A minor positive effect is expected in relation to SA objective 17: historic environment for Policy SO1.3.

Strategic Objective 2: To create community facilities and healthy living opportunities across the District

5.43 This section summarises the SA findings for the policies set out below Strategic Objective 2 in the Pre-Submission Local Plan.

5.44 Five policies are presented in relation to creating community infrastructure and healthy living opportunities across the District, as shown in Table 5.3: Summary of the likely sustainability effects for policies under Local Plan Strategic Objective 2 below. The potential sustainability effects are described below the table.

Community and healthy living policies

- Policy SO2.1: Safeguarding the provision of community facilities
- Policy SO2.2: Safeguarding health and amenity

- Policy SO2.3: Provision of open space, sports and recreational buildings and land, including playing fields
- Policy SO2.4: Allotments and community gardens
- Policy SO2.5: Providing opportunities for healthy living and activity through active design

Table 5.3: Summary of the likely sustainability effects for policies under Local Plan Strategic Objective 2

SA objective	Policy SO2.1	Policy SO2.2	Policy SO2.3	Policy SO2.4	Policy SO2.5
SA1: Biodiversity and geodiversity	0	+	+	+	++
SA2: Pollution	+	++	+	0	+
SA3: Previously developed land	0	+	+	+	+
SA4: Climate Change	+	++	+	+	+
SA5: Flooding	+	+	+	+	+
SA6: Landscape and townscape	+	+	+	+	++
SA7: Waste	0	0	0	0	0

Chapter 5 Sustainability Appraisal findings for the Local Plan policies

SA objective	Policy SO2.1	Policy SO2.2	Policy SO2.3	Policy SO2.4	Policy SO2.5
SA8: Sustainable transport	+	+	+	0	+
SA9: Housing	-?	-?	-?	-?	-?
SA10: Education	+	0	0	0	+
SA11: Crime	0	0	0	0	0
SA12: Health and wellbeing	++	++	++	++	++
SA13: Recreation	++	++	++	+	++
SA14: Services and facilities	++	+	+	0	+
SA15: Economy	-?	-?	-?	-?	-?
SA16: Town centres	0	0	0	0	0
SA17: Historic environment	0	0	0	0	0

Description of the likely sustainability effects of the policies for creating community infrastructure and healthy living opportunities across the District

5.45 It is expected that many similar effects would result in relation to the SA objectives against which each policy has been appraised. Each policy details a different element of the plan's overarching approach to improving District's health and wellbeing and access to community infrastructure. This includes the provision of community infrastructure, sport facilities, well designed and accessible development, improvements to the greenspace network and local food growing opportunities. The policies are also supportive of active travel.

5.46 Policies SO2.2: Safeguarding health and amenity, SO2.3: Provision of open space, sports and recreational buildings and land, including playing fields, SO2.4: Allotments and community gardens and SO2.5: Providing opportunities for healthy living and activity through active design seek to improve the greenspace network in Cannock Chase by supporting links or additions to new green infrastructure or the provision of allotments. These types of improvement will help to provide new habitats and support habitat connectivity in Cannock Chase. Furthermore, providing open space for residents to partake of recreational activities is likely to limit the potential for important habitats to be placed under increased recreation pressures as new homes are occupied. As such, positive effects are expected in relation to SA objective 1: biodiversity and geodiversity for Policies SO2.2, SO2.3, SO2.4 and SO2.5.

5.47 Protection of greenspaces in Cannock Chase is also likely to benefit the established character of the District. Therefore, positive effects are expected in relation to SA objective 6: landscape and townscape for these four policies. The positive effect for Policy SO2.5: Providing opportunities for healthy living and activity through active design expected in relation to SA objectives 1 and 6 is likely to be significant. This policy aims to integrate green and blue infrastructure and safeguard the Strategic Green Space Network which is likely to provide wide reacting benefits in terms of biodiversity value and established

character at multiple locations in the District. This approach may also allow for the promotion of improved habitat connectivity at important designations.

5.48 Positive effects are also expected in relation to SA objective 2: pollution for Policies SO2.1: Safeguarding the provision of community facilities, SO2.2: Safeguarding health and amenity, SO2.3: Provision of open space, sports and recreational buildings and land, including playing fields and SO2.5: Providing opportunities for healthy living and activity through active design. These policies aim to provide accessible community facilities and well designed, safe and convenient routes for walking and cycling as part of more walkable communities. These types of provisions are likely to encourage the use of active travel and reduce the usage of private cars thereby limiting the potential for pollutants from these sources. The positive effect expected for Policy SO2.2 is likely to be significant. The policy is specifically set out to protect residents from various types of pollution, including noise, odours and air pollution with reference included to avoiding unacceptable on-site or off-site risk or harm to human health.

5.49 Given the support through these policies provided for the uptake of more active modes of transport minor positive effects are also expected in relation to SA objective 8: sustainable transport. Positive effects are expected for each of these policies in relation to SA objective 4: climate change considering the potential for modal shift to limit greenhouse gas emissions in the Plan area. In addition, the opportunity for local food growing, supported through Policy SO2.4: Allotments and community gardens, could contribute to reducing food miles and therefore limit greenhouse gas emissions. A minor positive effect is therefore also expected for this policy in relation to SA objective 4. The positive effect expected for Policy SO2.2 is likely to be significant. In addition to supporting the greenspace network which would help to mitigate the adverse impacts of climate change, this policy requires major development proposals to achieve the lowest carbon emissions that can practically and viably be achieved.

5.50 The support for linking and adding to the Strategic Green Space Network and the provision of new and protection of existing areas of open space such as

allotments and community gardens as supported through Policies SO2.2, SO2.3, SO2.4 and SO2.5 is likely to help conserve greenfield land. This approach could help to promote the use of brownfield sites. A minor positive effect is therefore expected in relation to SA objective 3: previously developed land for these four policies.

5.51 The principle of protecting greenspace, which is set out through each policy (including Policy SO2.1: Safeguarding the provision of community facilities which could include greenspaces to support active leisure or sport uses) would help to maintain areas of undeveloped land where surface water infiltration can safely occur. A minor positive effect is therefore likely for Policies SO2.1, SO2.2, SO2.3, SO2.4 and SO2.5 in relation to SA objective 5: flooding.

5.52 Policy SO2.1 is likely to safeguard existing and support the delivery of new community facilities. As this is likely to include education facilities, this policy is likely to have minor positive effects on SA objective 10: education. Policy SO2.5 is also expected to have a minor positive effect in relation to this SA objective. This policy specifically encourages measures that would improve access to education facilities by active modes of transport through the co-locating of community and other facilities in accessible locations and creation of connected walking and cycling routes.

5.53 The protection of existing and the delivery of new community infrastructure (including those directly related to promoting health and wellbeing, such as GP surgeries and health centres), greenspace, allotments, active travel routes and leisure and sport facilities is likely to have a significant impact in relation to health and wellbeing. Benefits are likely to be achieved by providing opportunities and facilities for recreation and leisure in the District as supported by Policies SO2.1: Safeguarding the provision of community facilities, SO2.2: Safeguarding health and amenity, SO2.3: Provision of open space, sports and recreational buildings and land, including playing fields and SO2.5: Providing opportunities for healthy living and activity. Importantly in relation to promoting recreation in Cannock Chase the support for community facilities is defined to include those for cultural purposes, such as meeting places, theatre, village halls and places of worship). The support Policies SO2.1, SO2.2 and SO2.5

provide for new community facilities and accessible developments is also likely to help reduce isolation in Cannock Chase. Policy SO2.2 also includes important protections for residential amenity in the Plan area. It requires that developments provide for satisfactory levels of daylight and sunlight as well as protecting residents and other site users from noise pollution, odours, dust and other unacceptable impacts.

5.54 While rates of physical inactivity in the District are reported to be above the England average, the proportion of residents in the District who are overweight or obese is higher than for England and the West Midlands. Health and wellbeing therefore remains an important issue for the District. The opportunities afforded for local healthy food choices by Policy SO2.4: Allotments and community gardens will also help to address disparities in public health in the area. A significant positive effect is therefore expected in relation to SA objectives 12: health and 13: recreation for the majority of the policies under Strategic Objective 2. The exception to this is Policy SO2.4. Allotments and community garden sites would provide direct support for public health in the Plan area but would be less supportive of allowing opportunities for recreation. The positive effect expected for this policy in relation to SA objective 13 is therefore likely to be minor.

5.55 The provision of additional and protection of existing community infrastructure in the Plan area is likely to be of particular importance for residents in terms of access to services and facilities as development is provided over the Plan period. Policy SO2.1 sets out the overarching approach to support the delivery of new community facilities and resist the loss of existing provisions of this type apart from where the facility in question is demonstrated to be surplus to requirements or a suitable replacement would be delivered. A significant positive effect is therefore expected in relation to SA objective 14: services and facilities for Policy SO2.1. Policies SO2.2, SO2.3 and SO2.5 would ensure that specific types of facilities (including new sports provision) are delivered in the Plan area and that all development is made accessible to all types of people. They are also supportive of active travel routes that could improve access to services and facilities in the Plan area. Therefore, these three policies are expected to have a minor positive effect in relation to SA objective 14: services and facilities.

5.56 Each of the policies under Strategic Objective 2 would potentially make specific areas less acceptable to accommodate new development in planning terms, through their designation as part of the greenspace network or as protected community infrastructure. It is expected that regardless of any designation of this type, the housing and employment needs for the District would still be met. As such an uncertain minor negative effect is expected in relation to SA objective 9: housing and SA objective 15: economy for each policy.

Strategic Objective 3: To deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home

5.57 This section summarises the SA findings for the policies set out below Strategic Objective 3 in the Pre-Submission Local Plan.

5.58 Four policies are presented in relation to providing housing choice in the District. The appraisal of the policies presented under this objective is split between the more strategic issue of addressing the overall housing need in the District (Policy SO3.1) and those which relate to the more specific and self-contained issues of housing mix and affordable housing percentage requirement, achieving a high quality of housing and accommodation for Gypsies and Travellers and Travelling Showpeople (Policies SO3.2 to SO3.4).

5.59 The detailed appraisal of each of the sites included for allocation under Policy SO3.1 and SO3.4 is presented later in this chapter.

5.60 The effects are shown in Table 5.4: Summary of likely sustainability effects for policy setting out the overall level of housing delivery under Local Plan Strategic Objective 3 (Policy SO3.1) and Table 5.5: Summary of likely sustainability effects for the remaining three policies setting out the approach for

achieving appropriate housing choice and quality and the required level of accommodation for Gypsies and Travellers and Travelling Show People under Local Plan Strategic Objective 3 (Policies SO3.2 to SO3.4) below. The potential sustainability effects are described below each table.

Housing policies

- Policy SO3.1: Provision for new homes

Table 5.4: Summary of likely sustainability effects for policy setting out the overall level of housing delivery under Local Plan Strategic Objective 3 (Policy SO3.1)

SA Objective	Policy SO3.1
SA1: Biodiversity and geodiversity	--/+?
SA2: Pollution	--/+
SA3: Previously developed land	++/--
SA4: Climate Change	+/-
SA5: Flooding	-
SA6: Landscape and townscape	+/-
SA7: Waste	+?
SA8: Sustainable transport	++/-
SA9: Housing	++
SA10: Education	++/-?
SA11: Crime	0
SA12: Health and wellbeing	++?

SA Objective	Policy SO3.1
SA13: Recreation	++
SA14: Services and facilities	++/-
SA15: Economy	+
SA16: Town centres	++
SA17: Historic environment	--?

Description of the likely sustainability effects of the policy setting out the overall level of housing delivery for the District

5.61 The Cannock Chase Local Plan is seeking to deliver a minimum of 5,808 dwellings within the District during the Plan period up to 2040 through Policy SO3.1: Provision for new homes. The policy also sets out that an additional 500 homes will be delivered to help meet the unmet needs of neighbouring areas in the Greater Birmingham and Black Country Housing Market Area.

5.62 The supply of housing for Cannock Chase includes sites presently under construction. This supply also includes sites that already have planning permission, are already allocated in an approved development plan for housing, form parts of larger sites which have planning permission, or are sites which the Council has already resolved to grant planning permission for housing. The supply of housing furthermore includes sites which have been assessed as suitable for housing through the Cannock Chase District Development Capacity Study (2023) and Site Selection Methodology 2023 and which are considered as also able to provide housing during the plan period.

5.63 Only sites that do not benefit from planning permission and are not allocated in an approved development plan have a specific site allocation policy in the site allocations section of the Pre-submission Local Plan. However, all of

these sites are identified within this section of Local Plan for allocation. Given that the planning permissions and site allocations in other adopted plans may respectively lapse and be de-allocated, the allocation of these sites is reflected in the appraisal of Policy SO3.1. Only sites that are currently under construction are considered to form the baseline of the appraisal work and therefore are not reflected in the effects reported.

5.64 Cannock Chase District is strongly characterised by its largely rural setting and delivering a high level of growth has the potential to result in adverse impacts on sensitive environmental receptors that are presently relatively undisturbed. A small number of the allocated sites lie within the Green Belt and many allocated sites are on greenfield land. Furthermore, some allocated sites are within close proximity of biodiversity designations, including SSSIs within the District with the potential for adverse effects on these assets in addition to the potential for delivery of development to have more general adverse effects through habitat disturbance and fragmentation of wider ecological networks as construction occurs and human activities become more prevalent as developments are occupied. In particular, site SH2 is within 250m of the Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. As such, a significant negative effect is expected for Policy SO3.1 in relation to SA objective 1: biodiversity and geodiversity (although it is recognised that other allocated sites may have only minor negative or negligible effects on biodiversity). The effect identified is uncertain as appropriate mitigation may avoid adverse effects and could even result in beneficial effects on the natural environment. All site allocations lie within the 15km buffer declared around the Cannock Chase SAC within which there is potential for increased recreational pressures on this designation. Given that the delivery of site SH1 will be supported by the delivery of a new community park there is potential for combined benefits to be achieved. The uncertain significant negative effect is therefore combined with a minor positive effect.

5.65 There is potential for the delivery of new housing to result in increased traffic on already congested routes. This may have implications for air quality, particularly where a site is closely connected to an AQMA. In general, it is considered likely that increased trip generation associated with housing growth in the plan area could contribute to increasing numbers of trips being made

within the AQMA in the south of the District. This is particularly likely to be the case for sites H68 and SH3 which lie close to the A5 Watling Street AQMA. Site SH2 at Wimblebury Road to the east of Heath Hayes will include land for the delivery of the new Wimblebury Relief Road which will help limit traffic congestion in the plan area (although without substantial improvements relating to sustainable travel it will do little to support modal shift in the District). As such, a significant negative effect is expected for Policy SO3.1 in relation to SA objective 2: pollution.

5.66 SA objective 2 also seeks to protect and enhance water and soil. Only sites SH2, H18 and H65 of the allocated sites lie within Source Protection Zones, meaning that effects relating to water quality are considered minimal, however, other issues arising from new residential development may include noise pollution and the loss of high quality agricultural soil. A number of the allocated sites, including SH1 and H34 at Heath Hayes, H50 and H51 both of which lie in Brereton and H68 at Norton Canes are adjacent to A-roads and therefore residents within the new development could be subject to noise pollution. None of the allocated sites contain Grade 2 agricultural soils or higher and the policy makes clear that priority has been given to the allocation of brownfield sites for redevelopment (including the large Rugeley Power Station site (SM1)).

5.67 Policy SO3.1 also includes a number of additional sites within urban areas on previously developed land. Some housing allocations, including strategic site SH1 at Heath Hayes, site H68 at Norton Canes and site H16 and H29 towards Pye Green Road at Hednesford contain substantial areas of Grade 3 agricultural soil, but it is unknown whether it is Grade 3a or the lower quality Grade 3b. Therefore, the severity of the negative impacts arising from this loss of high quality soil are uncertain. As such, a minor positive effect for protecting soils is expected in combination with the negative effect identified in relation to SA objective 2: pollution. Overall, given the inclusion of a number of larger sites for allocation on both greenfield land and brownfield land mixed significant negative and significant positive effects are expected for Policy SO3.1 in relation to SA objective 3: previously developed land.

5.68 The scale of housing delivery proposed in Policy SO3.1 is likely to result in increased carbon emissions in Cannock Chase District arising from associated transport and domestic energy use. As such, a minor negative effect is expected for Policy SO3.1 in relation to SA objective 4: climate change. However, there is potential for the allocated sites contribution to climate change to be mitigated through their location in relation to key services and facilities and the delivery of new provisions of this type. In the case of some strategic sites included in Policy SO3.1, they are close to Hawks Green District Centre and Heath Hayes Local Centre (sites SH1 and SH2), and Brereton Local Centre (site SH4). Given that these larger sites are close to centres which provide a range of services and facilities, they are considered less likely to result in reliance on private car travel amongst residents. Furthermore, the housing allocations at sites SH1, SH2 and SM1 at Heath Hayes and Rugeley are particularly large and are required to incorporate or support the provision of new infrastructure. The delivery of these sites will support substantial improvements including new school facilities, a community park and healthcare provision in the District. Development at these sites is also required to incorporate design measures that promote higher levels of energy efficiency.

5.69 However, it is notable that site SH1 at Wimblebury Road, to the east of Heath Hayes, is to accommodate the delivery of the new Wimblebury Relief Road which could result in the continued prevalence of travel by car in the District. This might be mitigated by incorporating substantial sustainable transport improvements as part of the new road infrastructure. Of the sites included for allocation, those at the north west of Hednesford (H16 and H29) are less well related to town centre locations but are close to existing essential services (including healthcare and schools) as well as frequently served bus stops along Pye Green Road. Therefore, a minor positive effect is expected on combination with the minor negative effect identified for Policy SO3.1 in relation to SA objective 4: climate change.

5.70 Sites that are close to or are within the Town Centres identified through the Local Plan centre hierarchy are likely to have access to the widest range of services and facilities and transport links. As discussed above, Policy SO3.1 includes the delivery of a number of sites within and adjacent to the urban edge of Hednesford, Cannock and Rugeley. The larger sites included for allocation

will also provide new services in the Plan area. As such, a significant positive effect is expected for the policy in relation to SA objective 14: services and facilities. The policy suggests that some housing in more rural areas could be supported in certain circumstances, such as through demonstrated local needs identified in Neighbourhood Plans and as infill development within defined settlement boundaries. This could result in some small housing development schemes in areas where there is poor access to services and facilities. A minor negative effect is therefore also expected in combination for the policy in relation to SA objective 14: services and facilities.

5.71 Each of the town centres cited above also contains a train station and a number of bus stops and therefore a significant positive effect is expected for the policy in relation to SA objective 8: sustainable transport. However, as stated earlier, some residential development would be supported in more rural areas through the policy which may result in poor access to transport links for new residents in those areas. As such the positive effect identified is combined with a minor negative effect. The support that the delivery of sites within and adjacent to larger urban areas is likely to provide to the vitality and viability of the District's town centres through increased visitor numbers and workforce means that a significant positive effect is also expected for Policy SO3.1 in relation to SA objective 16: town centres. This also reflects the inclusion of a number of allocations for housing development within the town centre locations where regeneration of presently underused sites would be achieved. This type of development is likely to support an increase in footfall to centre locations through increases in local population and improvements in the aesthetic quality.

5.72 The majority of the sites allocated for housing are not within Flood Zone 2 or 3. A small number of sites at Rugeley (such as M6 and H53 and part of SM1) contain areas of higher flood risk, however, these are already mostly developed and there is requirement included in the relevant site specific allocation policies to be supported by site specific flood risk assessments which will help to mitigate the potential for any increase in development at risk of flooding in Cannock Chase. Given that a number of the allocated sites are on mostly greenfield land, there is potential for development to result in increased local flood risk due to an increase in impermeable surfaces. Overall, a minor negative effect is expected for the policy in relation to SA objective 5: flooding.

5.73 The delivery of new residential development has the potential to adversely impact the intrinsic character and quality of landscapes and townscapes within Cannock Chase. However, the impacts of development in this respect will depend largely on specific design choices once detailed proposals emerge for development sites. Therefore, any effect identified for Policy SO3.1 in relation to SA objective 6: landscape and townscape is uncertain. Larger sites that are close to designated landscapes may interrupt key views and cause increased visitor pressures on such areas. Strategic site SH6 and some smaller sites within and adjacent to Rugeley and Brereton and Hednesford are within 1km of the Cannock Chase National Landscape. A number of the sites set out for allocation at these settlements lie within the developed area and on brownfield land (most notably the large scale former power station site SM1 at the north east of Rugeley) where there are likely to be opportunities for regeneration to benefit visual amenity. However, developments of this type are also likely to result in changes to the established character of these settlements and their townscape.

5.74 Furthermore, there is potential for release of Green Belt land for housing to result in incursions into the open countryside. This is most notably the case at the large sites SH1 and SH2 where large areas of greenfield land would be developed. The development site SH1 could contribute to a reduction in the gap between Heath Hayes and Norton Canes. Allocated housing sites within the Green Belt are required by their specific site allocation policy to incorporate suitable mitigation to compensate for the loss of that area of land. Importantly for the development of sites SH1 and SH2, this is to include the provision of a new community park to incorporate new green infrastructure. This may provide opportunities in relation to the preservation and potential enhancement of the existing setting of Heath Hayes and Norton Canes. As such, an uncertain mixed minor positive and minor negative effect is therefore expected for Policy SO3.1 in relation to SA objective 6: landscape and townscape. It is recognised that adverse effects on landscape and townscape may be further mitigated and benefits strengthened through sensitive layout and design which is likely to be required as detailed proposals emerge for sites.

5.75 Where development takes place on previously developed land, there may be potential to reuse onsite buildings and materials, which will reduce overall

waste generation. Policy SO3.1 includes a number of housing sites within urban areas on previously developed land. This is notably the case at the former Rugeley power station site (SM1) as well strategic sites SH3 (much of which brownfield land within the Green Belt to the south west of Cannock) and SH6 (to the southern edge of Rugeley) and many of the town centre housing allocations. Therefore, an uncertain minor positive effect is expected for the policy in relation to SA objective 7: waste.

5.76 Policy SO3.1 provides for 6,308 dwellings within Cannock Chase, including committed sites. This level of delivery will meet the housing need for the District calculated using the standard methodology and includes 500 additional dwellings to help meet the unmet needs of neighbouring areas. This level of housing delivery will provide a boost to the local economy, in terms of jobs created during the construction phase and increased spending in the area following construction. As such, a significant positive effect is expected for the policy in relation to SA objective 9: housing and a minor positive effect is expected in relation to SA objective 15: economy. The policy includes a number of large scale site allocations (SH1, SH2 and SM1) that are required to support the delivery of new school facilities. Additionally, the proximity of the majority of the sites to key Town Centres and Local Centres is likely to ensure that there is adequate access to education facilities for new residents. It is noted that some of the sites to the east of Heath Hayes, to the east of Brereton and to the south of Norton Canes would provide more limited access to existing secondary schools. As such, an uncertain mixed significant positive and minor negative effect is expected for the policy in relation to SA objective 10: education. Whether existing schools in the area will have capacity to accommodate the new development is uncertain at this stage.

5.77 Similarly, the location of the majority of the sites close to key Town District and Local Centres means that many residents will be able to access healthcare facilities in close proximity. However, as above, there is potential for there to be insufficient capacity for healthcare facilities to cope with increased resident numbers. The development of the former power station site at Rugeley (site SM1) is to include contribute to additional health service provision in the District which will help to mitigate this potential issue. Overall, a significant positive effect is identified in relation to SA objective 12: health and wellbeing.

Uncertainty is attached to this effect given the potential for overburdening of existing healthcare facilities as new development is delivered over the Plan period.

5.78 The vast majority of the allocated sites are close to areas of open space and public rights of way that could be used for recreation and give access to open countryside respectively. The delivery of substantial open space through the new community park alongside the development of sites SH1 and SH2 is likely to increase opportunities for recreation for residents. As such, a significant positive effect is expected for the policy in relation to SA objective 13: recreation.

5.79 It is likely that heritage assets within the District will likely to be impacted by the scale of new residential development set out in Policy SO3.1. This is particularly true of development at Rugeley, particularly towards the Town Centre, which contains a high concentration of heritage designations within Conservation Areas. Sites H24, H27, H48 and H53 is within Talbot/Lichfield Street Conservation Area and site H67 is adjacent to Rugeley Church Street Conservation Area. At Brereton, sites H50 and H51 are adjacent to Brereton Conservation Area and sites H49 and H52 are adjacent to Trent and Mersey Canal Conservation Area. Sites H37 and H39 and H58 within Cannock Town Centre are located close to Cannock Town Centre Conservation Area. Many of these sites are presently brownfield and their redevelopment is likely to present opportunities to support enhancements to the settings of nearby heritage assets. However, this will depend greatly on the specific designs of any proposals that come forward for these locations. The heritage impact assessment work [\[See reference 46\]](#) undertaken on behalf of the Council indicates that some of the allocated residential sites across all settlements in the Plan area could have substantial adverse impacts on the settings of heritage assets. This includes the relatively large sites within the Green Belt at Lichfield Road to the south and east of Heath Hayes (SH1). The development of a number of the other residential sites have potential to have more limited impact on the settings of heritage assets. Therefore, the significant negative effect identified in relation to SA objective 17: historic environment is uncertain.

Housing policies

- Policy SO3.2: Housing choice
- Policy SO3.3: Delivering high quality housing
- Policy SO3.4: Gypsies and Travellers and Travelling Show People

Table 5.5: Summary of likely sustainability effects for the remaining three policies setting out the approach for achieving appropriate housing choice and quality and the required level of accommodation for Gypsies and Travellers and Travelling Show People under Local Plan Strategic Objective 3 (Policies SO3.2 to SO3.4)

SA objective	Policy SO3.2	Policy SO3.3	Policy SO3.4
SA1: Biodiversity and geodiversity	0	0	--/+
SA2: Pollution	0	0	+/-
SA3: Previously developed land	0	0	-
SA4: Climate Change	0	0	+/-
SA5: Flooding	0	0	-
SA6: Landscape and townscape	0	0	+/-?
SA7: Waste	0	0	+
SA8: Sustainable transport	0	0	+/-
SA9: Housing	++?	++	++

SA objective	Policy SO3.2	Policy SO3.3	Policy SO3.4
SA10: Education	0	0	+/-
SA11: Crime	0	0	0
SA12: Health and wellbeing	+	+	+/-
SA13: Recreation	0	0	+
SA14: Services and facilities	0	0	+/-
SA15: Economy	0	0	0
SA16: Town centres	0	0	0
SA17: Historic environment	0	0	+/-?

Description of the likely sustainability effects of the policies for delivering appropriate housing choice and quality and the required level of accommodation for Gypsies and Travellers and Travelling Show People

5.80 Negligible effects are identified in relation to the majority of the SA objectives for Policies SO3.2: Housing choice and SO3.3: Delivering high quality housing as their focus is constrained to type of housing and quality of housing. Policy SO3.4: Gypsies and Travellers and Travelling Show People focuses on new sites for Gypsies and Travellers and Travelling Show People including criteria that this type of development should meet. It also identifies sites east of Rawnsley and south of Norton Canes to help meet the needs for accommodation for this group. Therefore, the effects for this policy are likely to be wider ranging across a number of the SA objectives.

5.81 A significant positive effect is expected for all three policies in relation to SA objective 9: housing. In the case of SO3.2, this is due to a requirement in

the policy that, on the basis of local evidence, a suitable mix of housing sizes, types and tenures should be delivered to ensure the housing needs of a wide range of resident types are met within Cannock Chase District. The includes at least 20% affordable housing in line with the requirements for the various wards of the District, on housing schemes of over 10 homes. The delivery of this level of affordable housing at larger sites has been demonstrated to be viable through work supporting the preparation of the plan. However, evidence supporting the policy indicates that the need for affordable dwellings across the District will not be met in entirety by the Plan and therefore the significant positive effect expected is uncertain. In the case of Policy SO3.3, quality standards are set out in terms of space for living and requirements for households with occupants that have health problems or disabilities. This is likely to ensure that the future housing stock in the District is of a suitable quality to meet the specific needs of a range of people. Policy SO3.4 will also contribute positively to meeting different types of housing need in the District as it safeguards existing authorised Gypsies and Travellers and Travelling Show People sites from other development, and also sets out criteria to be met for proposals for new sites outside of the Green Belt to help meet the identified need for 13 new residential pitches for Gypsies and Travellers and 10 plots for Travelling Show People. This policy also allocates two sites (GT1 and GT2) for Gypsy and Traveller accommodation.

5.82 The aspects of the policies noted above will also be beneficial to the health and wellbeing of current and future residents in the District by providing high quality housing and sites to live on for all people. This includes through the requirement for housing developments to incorporate sufficient external amenity space or private gardens. Furthermore, Policy SO3.4: Gypsies and Travellers and Travelling Show People sets out that sites for Gypsy and Traveller accommodation must be well designed to protect residential amenity for those within the site and for neighbouring occupiers. The policy also requires that new sites for this type of accommodation should be reasonably accessible to healthcare facilities. Site GT1 which is allocated through this policy, is relatively well related to existing healthcare facilities within Hednesford. However, site GT2 is less well related to healthcare facilities in the District given its location some distance from the developed area of Norton Canes. The site is closer to the settlement of Pelsall in Walsall but does not form an extension to that

settlement. As such, a minor positive effect is expected for all three of the policies in relation to SA objective 12: health and wellbeing. For Policy SO3.4 the minor positive effect is combined with a minor negative effect.

5.83 Policy SO3.4 also indicates that proposed sites for Gypsies and Travellers and Travelling Show People will be supported provided that they include, amongst other things, provision of play facilities onsite. Furthermore, site GT1 is located close to existing areas of open space at Prospect Village LNR and Rawnsley Greenlink and site GT2 is located close to an existing green link. As such, a minor positive effect is expected for this policy in relation to SA objective 13: recreation.

5.84 Policy SO3.4 limits the potential for development for Gypsy and Traveller accommodation in the Green Belt. However, regardless of their specific location, the development of new sites for Gypsies and Travellers as supported through this policy is likely to increase noise and air pollution, energy use, transport movements and recreational pressures on biodiversity sites. Furthermore, increased transport movements will result in an increase in carbon emissions in the District. The location of site GT2 away from the developed area of the District and existing public transport nodes is particularly likely to contribute to car journeys in the area. Development at this location could also increase air pollution within the Walsall AQMA to the south of the District, although it is expected that the number of journeys to and from Gypsy and Traveller sites would be more modest than those expected for larger residential sites. Both sites are also on greenfield land and site GT2 comprises Grade 3 agricultural land. The potential for increases in air and land pollution are likely as developments are constructed as well as once sites are occupied. Policy SO3.4 is therefore likely to have negative effects in relation to SA objectives 1: biodiversity and geodiversity, 2: pollution, 4: climate change and 8: sustainable transport. Given that site GT1 is located adjacent to Prospect Village Field Site of Biological Importance (SBI) and within 1km of Chasewater and The Southern Staffordshire Coalfield Heaths SSSI and site GT2 is located within 250m of Cannock Extension Canal SAC and SSSI and SBI the negative effect recorded for SA objective 1 is expected to be significant.

5.85 The minor negative effect expected for SA objectives 1, 2, 4 and 8 are combined with a minor positive effect. The policy requires that proposals for Gypsies and Travellers and Travelling Show People should not detrimentally affect the amenity of local residents including in relation to noise pollution. The approach of the policy to limit the development of Gypsy and Traveller sites in the Green Belt and to require that sites are reasonably accessible to a range of services and facilities could help to promote development in areas that are well related to the existing settlements in the Plan area. This approach is expected to help reduce the need to travel by private vehicle and limit the potential for additional pressures on undeveloped open land with existing biodiversity value. The policy also requires that where proposals for Gypsies and Travellers and Travelling Show People are considered acceptable within the Green Belt they should be compatible with biodiversity assets.

5.86 Where proposals for this type of accommodation are considered acceptable at locations both with and outside of the Green Belt, Policy SO3.4 requires that they have reasonable access to a range of services and facilities, including schools. Site GT1 is located just beyond the developed edge of Hednesford with bus stops within 350m along Cannock Wood Street which provide access to Lichfield and Cannock where there is a range of services and facilities accessible. The closest school facility to the site is Hazel Slade Community Primary School, however, this facility is located more than 800m from the site and is not within walking distance for younger children. Site GT2 is located more than 2km from North Canes and the school facilities and bus stops within that settlement. It is more well related to Pelsall in Walsall to the south and it may that users of the site could make use of services and facilities outside of the District, at this settlement. A mixed minor positive and minor negative effect is therefore expected in relation to SA objectives 10: education and 14: services and facilities for Policy SO3.4.

5.87 Policy SO3.4 is also likely to result in some greenfield land take for the development of the 13 pitches for Gypsies and Travellers and 10 plots for Travelling Show People supported, as well as supporting infrastructure required. Sites GT1 and GT2 identified to help meet the local needs for this type of accommodation comprise greenfield land. While these sites do not fall within areas of higher flood risk, their development and the development of additional

sites for this type of accommodation will result in an increase in impermeable surfaces in Cannock Chase. As such, a minor negative effect is expected for Policy SO3.4 in relation to SA objectives 3: previously developed land and 5: flooding.

5.88 The policy requires that development sites have suitable access to facilities for waste disposal. Providing access to waste management facilities (including recycling) is likely to help promote the handling of waste in line with the waste hierarchy. Therefore, a minor positive effect is expected for this policy in relation to SA objective 7: waste.

5.89 Landscape character and the setting of heritage assets within the District could also be impacted upon by new development proposals. Given that Policy SO3.4 limits the potential for development in the Green Belt it may help to protect areas of open countryside which contribute to local character and the setting of heritage assets. It is recognised that the Green Belt designation does not align directly with areas of highest landscape value, however it takes in much of the land within the Cannock Chase National Landscape. It also helps to prevent the coalescence of settlements in the District, thereby contributing positively to their individual character. The policy requires that where development for this type of accommodation is to be permitted within the Green Belt it should be compatible with landscape and heritage assets. Site GT1 lies within 400m of the Cannock Chase National Landscape and on land that is assessed as having moderate landscape sensitivity. The National Landscape is separated from site GT1 by existing employment development at Cannock Wood Industrial Estate and residential development along Cannock Wood Street which is likely to limit the potential for new development to have more significant effects on its setting. It is not located close to any designated heritage assets. Site GT2 is not close to the National Landscape but lies on land identified as having moderate landscape sensitivity. It is not close to any designated heritage assets. Overall, a mixed minor positive and minor negative effect is identified in relation to SA objectives 6: landscape and townscape and 17: historic environment. These impacts will be influenced by the design of developments which come forward and this is currently unknown. The effects recorded in relation to SA objectives 6 and 17 are therefore uncertain.

Strategic Objective 4: To encourage a vibrant local economy and workforce

5.90 This section summarises the SA findings for the policies set out below Strategic Objective 4 in the Pre-Submission Local Plan.

5.91 Six policies are presented in relation to encouraging a vibrant local economy and workforce in the District. The appraisal of the policies presented under this objective is split between the more strategic issues of safeguarding existing Employment Areas and supporting the provision of new employment uses in the District (Policies SO4.1 and SO4.2) as well as the intensification of existing employment sites (Policy SO4.3) and those which relate to the more specific and self-contained issues of the rural economy, live work units and provisions for local employment and employment skills (Policies SO4.4 to SO4.6).

5.92 The detailed appraisal of each of the sites included for allocation under Policy SO4.2 is presented later in this chapter.

5.93 The effects for Policies SO4.1 to SO4.3 are shown in Table 5.6: Summary of likely sustainability effects for policies for safeguarding existing Employment Areas, supporting the provision of new employment uses and the intensification of existing employment sites under Local Plan Strategic Objective 4 (Policies SO4.1 and SO4.2) and for Policies SO4.4 to SO4.6 are shown in Table 5.7: Summary of likely sustainability effects for remaining employment policies for Local Plan Strategic Objective 4 (Policies SO4.4 to SO4.6), both of which are below. The potential sustainability effects are described below each table.

Strategy for meeting overall employment needs policies

- Policy SO4.1: Safeguarding existing Employment Areas for employment uses
- Policy SO4.2: Provision for new employment uses
- Policy SO4.3: Intensification of existing employment sites

Table 5.6: Summary of likely sustainability effects for policies for safeguarding existing Employment Areas, supporting the provision of new employment uses and the intensification of existing employment sites under Local Plan Strategic Objective 4 (Policies SO4.1 and SO4.2)

SA objective	Policy SO4.1	Policy SO4.2	Policy SO4.3
SA1: Biodiversity and geodiversity	-?	--/+?	-?
SA2: Pollution	+/-?	-?	+/-?
SA3: Previously developed land	+	+/-	+
SA4: Climate Change	+/-	+/-	+/-
SA5: Flooding	0	-?	0
SA6: Landscape and townscape	0	--/+?	0
SA7: Waste	+	++	+
SA8: Sustainable transport	+/-	+/-	+/-
SA9: Housing	0	0	0
SA10: Education	+	0	0
SA11: Crime	0	0	0

SA objective	Policy SO4.1	Policy SO4.2	Policy SO4.3
SA12: Health and wellbeing	+/-	++/-	+/-
SA13: Recreation	+	++	+
SA14: Services and facilities	++/-	+/-	+/-
SA15: Economy	++	++	++
SA16: Town centres	+	++	+
SA17: Historic environment	-?	-?	-?

Description of the likely sustainability effects of the policies for protecting existing Employment Areas, supporting new employment development and the intensification of existing employment sites in the District

5.94 As new development is provided in the plan, there is likely to be some increased level of pollution and human activities which could place increased pressures on biodiversity and lead to habitat disturbance. The sites set out for protection as existing Employment Areas and as existing employment sites for intensification through Policies SO4.1: Safeguarding existing employment areas and SO4.3: Intensification of existing employment sites are already in employment use. While these sites may be less sensitive, given their current uses, these policies allows for redevelopment which could involve change of use in limited circumstances or intensification which could lead to additional impacts on biodiversity sites and disruption of ecological networks. Given the presence of part of the Cannock Chase SAC within the District, impacts may be particularly likely in relation to recreation pressures if changes of use to residential were to occur in line with Policy SO4.1.

5.95 Policy SO4.2: Provision for new employment sets out sites at which new employment uses will be provided, including through the extension of existing employment sites. The majority of the sites included for allocation through Policy SO4.2 are not close to any designated biodiversity sites. The site to the north west of Norton Canes (SE1) would involve the extension of the existing employment site (Kingswood Lakeside). However, this allocation involves the development of a large area of greenfield land within the Green Belt and it is adjacent to Kingswood SBI which may be adversely affected by new employment development. It is notable that the development of this site is to incorporate the provision of a new community park which could have benefits for habitat provision and connectivity in the area. Site SE2 involves the extension of another existing employment site at Watling Street, however, this site is adjacent to the A5 SBI and is also close to Cannock Extension Canal SAC and SSSI. Overall, uncertain negative effects are recorded for Policies SO4.1, SO4.2 and SO4.3 in relation to SA objective 1: biodiversity. The uncertain negative effect recorded for Policy SO4.2 is expected to be significant given the potential for impacts on an international biodiversity site. The effect is combined with a minor positive effect given the potential for biodiversity improvements to be delivered at the new community park at site SE1.

5.96 The Existing Employment Areas set out in Policy SO4.1 are predominantly brownfield sites and protecting these areas for employment could prevent the loss of greenfield land at other locations. This is also the case for the existing employment sites identified through Policy SO4.3. The sites allocated for employment uses through Policy SO4.2: Provision for new employment uses are distributed across greenfield and brownfield land. The most sizeable sites which fall on brownfield land are those to the north of Rugeley at the former power station sites (E4 and SM1). One of the sites towards Norton Canes (SE1) contains a sizeable area of Grade 3 agricultural land. Where land is identified as Grade 3 agricultural land, it is uncertain whether it falls within Grade 3a or the lower quality Grade 3b and therefore the severity of the negative impacts arising from this loss of high quality soil are uncertain. Only site E14 included in Policy SO4.2 towards Cannock Wood lies within a Source Protection Zone. However, considering their locations, the continuing of employment uses at Existing Employment Areas could result in increased levels of traffic within the AQMA along Watling Street between Norton Canes and Cannock town. While the

distribution of existing employment sites identified for intensification though Policy SO4.3 is less likely to contribute to air pollution within the AQMA, the principle of intensification is likely to result in increasing numbers of journeys being made and associated emissions.

5.97 Sites SE2 and E16 set out under Policy SO4.2 towards Norton Canes could result in increased traffic within this AQMA and the AQMA to the south of District in Walsall. Increases in traffic are considered most likely where new sites are allocated for development (i.e. Policy SO4.2) rather than continuation or intensification of employment uses at existing sites (i.e. Policies SO4.1 and SO4.3). Policy SO4.2 seeks to mitigate these potential effects by requiring that proposals for developments within use class E are directed to town centres, and that proposals for new employment development should safeguard and enhance active travel and sustainable travel opportunities. These requirements are expected to enable new employees to access employment locations by walking, cycling and public transport (including by rail given that the town centre locations all benefit from an existing railway station), limiting car use. In addition, proposals involving distribution and large numbers of HGV movements which could impact air quality will be directed to areas with good access to the Strategic Road Network where impacts might be avoided and mitigated. Overall, an uncertain minor negative effect is expected for all three policies in relation to SA objective 2: pollution. A minor positive effect is expected in combination for Policies SO4.1: Safeguarding existing employment areas and Policy SO4.3: Intensification of existing employment sites given the potential for preserving greenfield land and higher value agricultural soils. Policy SO4.3 specifically requires that proposals for intensification at these sites demonstrate most efficient use of land.

5.98 Given the potential to reduce the need to develop greenfield land for employment uses and to help achieve a more efficient use of land through Policies SO4.1 and SO4.3, a minor positive effect is expected in relation to SA objective 3: previously developed land. Policy SO4.2 is likely to result in greenfield land take where new employment sites are allocated and extensions to existing sites occur. This includes some of the larger sites allocated are predominantly greenfield to the north west and south of Norton Canes (SE1 and SE2). However, it also includes a number of predominantly brownfield sites and

therefore supports a more efficient use of land supplies at a number of locations. A mixed minor positive and minor negative effect is recorded in relation to SA objective 3 for Policy SO4.2.

5.99 The retention of Existing Employment Areas, provision of new employment through site allocation and intensification of existing sites in the District is likely to help ensure residents have nearby access to jobs. It will help reduce the potential for a high number of residents to commute outside of the District. Many of the Existing Employment Areas and existing employment sites identified through Policies SO4.1 and SO4.3 in particular are located within the currently developed areas of the larger settlements in Cannock Chase. Furthermore, where established sites are protected and intensified (through Policies SO4.1 and SO4.3) and new sites are provided as extensions to existing employment areas (through Policy SO4.2, notably sites SE1 and SE2) there may be potential for sustainable transport links and car sharing to develop. The support in Policy SO4.1 for the provision of supporting infrastructure such as nurseries and afterschool clubs at existing employment areas is likely to provide some employees with good access to certain services and facilities thereby limiting the number of car trips that might be required.

5.100 Nevertheless, travel by private vehicle will result as employees and other visitors need to access new and existing employment opportunities in Cannock Chase. Some sites are less well related to the larger settlements, including some Existing Employment Areas identified for safeguarding and existing employment sites identified for intensification (such as Cannock Wood Industrial Estate which identified for both). This is also the case for some new allocations (sites E14 towards Cannock Wood and SE1 and SE2 which are beyond the existing developed area of Norton Canes). Policy SO4.2 includes sites for allocation to the north of Rugeley at the former power station (sites E4 and SM1) at which a high number of new homes will also be delivered. This approach will help to support a degree of self-containment in this part of Cannock Chase. The protection of Existing Employment Areas (Policy SO4.1) and intensification of existing employment sites (Policy SO4.3) is expected to be less disruptive to existing commuting patterns and a mixed minor positive and minor negative effect is recorded in relation to SA objective 4: climate change.

5.101 Policy SO4.2 seeks to mitigate the potential adverse impacts relating to travel longer distances to new employment sites by directing proposals for use class E developments to town centres where sustainable transport is likely to be accessible. It also requires that employment development enhances active travel and sustainable travel opportunities. Furthermore, Policy SO4.2 supports employment growth in sectors which promote clean growth principles and renewable technologies. Overall, a mixed minor positive and minor negative effect in relation to SA objective 4: climate change is expected for Policy SO4.2.

5.102 The existing Employment Areas set out in the supporting text to Policy SO4.1 include one site that falls mostly within flood zone 2 at the Power Station Road Business Area in Rugeley. The new employment allocations to the north of Rugeley at the former power station (SM1) allocated through Policy SO4.3 also contain areas of higher flood risk, although much of this land lies in flood zone 1. There are several locations set out through Policy SO4.3 that lie within flood zone 2 or 3. This includes the sites at Bostons Industrial Estate, Power Station Road and Former JCB all of which are in Rugeley. As the existing Employment Areas safeguarded and existing employment sites identified for intensification by Policies SO4.1 and SO4.3 are already developed for employment, it is expected that any increase in development within this higher flood risk area would be limited. Policy SO4.2: Provision for new employment uses could lead to a higher level of development within areas of higher flood risk. New employment sites will also involve the development of a larger amount of greenfield land. Of the new employment sites set out for development through Policy SO4.2, only E6, E14 and SM1 comprise mostly brownfield land, with the development of all other sites likely to contribute more substantially to the area of impermeable surfaces in the District. A negligible effect is therefore recorded in relation to SA objective 5: flooding for Policies SO4.1 and SO4.3 and a minor negative effect is recorded for Policy SO4.2. The adverse effect recorded for Policy SO4.2 is uncertain given that the incorporation of SuDS and other design and layout measures at the sites within higher flood risk areas and on greenfield land have the potential to address these issues as part of the design process for new proposals.

5.103 It is likely that the safeguarding of the mostly brownfield sites that are already currently in employment use by Policy SO4.1 would have limited impact

on local character. This is also expected to be the case for sites set out for potential intensification through Policy SO4.3. Many of these sites lie within the existing urban areas, although some are on land with moderate landscape sensitivity. Some lie within close proximity of the Cannock Chase National Landscape (most notably Chasewood Park Business Centre and Cannock Wood Industrial Estate). However, it is expected that the maintenance of these sites for employment uses and allowing for some level of redevelopment for employment supporting uses and intensification at some locations would have more limited impacts than if new employment sites were to be developed within this designation.

5.104 The allocation of new employment land through Policy SO4.2 could have more substantial adverse effects on landscape character in the District. A number of the sites lie on land within the existing urban areas and on land of moderate landscape sensitivity. This includes sites SE1 and SE2 (to the north west and south of Norton Canes, respectively) where development would result in substantial encroachment into greenfield land in the Green Belt. This will be offset at site SE2 by the requirements for the site to be developed to incorporate a community park which could provide opportunities to improve the relationship between the existing developed area and the countryside. However, one site (E14, towards Cannock Wood) lies within the Cannock Chase National Landscape and on land assessed as having very high sensitivity to development. It is noted that much of this site is already developed meaning there may be more limited potential for impacts on landscape as a result of the provision of new employment uses. Therefore, a negligible effect is expected for Policies SO4.1 and SO4.3 and a mixed minor positive and significant negative effect is expected for Policy SO4.2 in relation to SA objective 6: landscape and townscape. The effect for Policy SO4.2 is uncertain given that effects on the landscape and townscape will be influenced partly by the specific design of any proposals which come forward, which is unknown at this stage.

5.105 The safeguarding of Existing Employment Areas (Policy SO4.1) to allow for predominantly employment uses (and alternative uses where certain criteria are met) could allow for the re-use of a small amount of brownfield land in the District. This is also expected to be the case for Policy SO4.3 given that at the site identified, a higher density of development is likely to be achieved on sites that

already accommodate employment development. At the sites identified through this policy, developments are also required to make best and most efficient use of land. The new employment allocations set out through Policy SO4.2 would involve some greenfield land take, but also includes some sizeable brownfield sites, including land at and close to the former power station at Rugeley (E4, SM1). At brownfield sites there may be potential for re-use of existing buildings and materials and therefore, a positive effect is expected in relation to SA objective 7: waste for all three policies. The positive effect expected for Policy SO4.2 is significant. This reflects the large scale of some of the brownfield sites allocated. Policy SO4.2 is also expressly supportive of employment growth in sectors which promote clean growth principles and renewable technologies, which as well as supporting benefits relating to climate change, could support growth in waste management sectors.

5.106 The potential to promote a shift towards more sustainable transport modes is similar to that described above in relation to SA objective 4: climate change. As discussed, all three policies (and Policy SO4.2 in particular) could result in increased travel in the Plan area as new employees travel to the employment locations. The protection and potential intensification of existing and provision of new local employment opportunities is, however, likely to reduce the need for residents to commute longer distances to locations outside of the District. Many of the existing Employment Areas (Policy SO4.1) and existing employment sites (Policy SO4.3), in particular, are located within the currently developed areas of the larger settlements in Cannock Chase where many residents can easily access them. There is greater potential to make use of sustainable transport within these settlements, particularly given that Cannock, Hednesford and Rugeley all benefit from a train station. Some sites are less well related to the larger settlements. This includes some existing Employment Areas and existing employment sites (such as Yates Bros Sports and Social Club, Lime Lane, Pelsall and Cannock Wood Industrial Estate) and some new allocations, (such as sites SE1 and SE2 to the north west and south of Norton Canes, respectively and E14 towards Cannock Wood).

5.107 There is potential that the support in Policy SO4.1 for the provision of supporting infrastructure such as nurseries and afterschool clubs at existing employment areas could reduce the need for employees to have to travel longer

distances to access certain services and facilities. Furthermore, Policy SO4.2 seeks to offset the potential increase in travel resulting from new employment allocations in the Plan area by requiring that development at these sites enhance active travel and sustainable travel opportunities. While Policy SO4.2 includes reference to distribution uses and other developments that involves large numbers of HGV movements, these are to be directed to areas with good access to the Strategic Road Network where impacts on air quality can be avoided and mitigated. Overall, a mixed minor positive and minor negative effect is expected for all three policies appraised in relation to SA objective 8: sustainable transport.

5.108 Policies SO4.1, SO4.2 and SO4.3 are set out to address employment land provision in the District. Neither policy is expected to make a substantial contribution to the housing supply in the District. Policy SO4.1 could allow for some new residential uses where certain criteria are met to change from the existing employment use. However, the policy is broadly restrictive rather than supportive of this type of use. Therefore, a negligible effect is expected for both policies in relation to SA objective 9: housing. Of the three policies, Policy SO4.1 is expected to have the most substantial impacts in relation to educational attainment in Cannock Chase. This policy is supportive of proposals that enhance existing employment areas through the provision of supporting infrastructure such as nurseries and afterschool clubs which could support learning for the children of employees. A minor effect is therefore expected in relation to SA objective 10: education for Policy SO4.1 and a negligible effect is expected for Policies SO4.2 and SO4.3.

5.109 Where sites are located close to healthcare and recreation facilities, employees and site visitors may make use of these facilities at break times and before and after work to benefit their health and wellbeing. A number of the existing Employment Areas, existing employment sites and the new employment allocations are located close to healthcare facilities at the town and local centres of Cannock, Rugeley and Norton Canes. This includes the Colliery Practice (Cannock) and Alderwood Medical Practice at Cannock, Aelfgar Surgery and Brereton Surgery by Rugeley and North Cane Surgery. At Cannock this includes Cannock Chase Hospital, while employees at Rugeley would have nearby access to Aelfgar Surgery and those at Hednesford would

have nearby access to St John's Surgery. Of the new employment sites included for allocation under Policy SO4.2, SM1 at Rugeley and E16 at Norton Canes are located closest (within 800m) to existing healthcare facilities.

5.110 There is also good access to green space network from most locations. Many locations included through Policies SO4.1, SO4.2 and SO4.3 also provide good access to the countryside given the rural nature of Cannock Chase. Site SE1 towards Norton Canes is to be delivered to incorporate a new community park which will support improved access to open space in this part of the District. A positive effect is therefore expected in relation to SA objective 12: health and wellbeing for both policies. However, some of the existing Employment Areas, existing employment sites and new site allocations are less well related to healthcare facilities. This includes the site Cannock Wood Industrial Estate identified through Policy SO4.1 and SO4.3 and a number of sites to the south of Watling Road towards Norton Canes which are included in both policies. The new site allocations SE1 to the north west of Norton Canes and SE2 to the south of Norton Canes as well as E14 towards Cannock Wood are also less well related to existing healthcare facilities. Therefore, the positive effect recorded for all three policies is combined with a minor negative effect.

5.111 The requirement through Policy SO4.1 for changes of use at existing Employment Areas to provide improvements in residential and environmental amenity could help to protect human health in the Plan area. Policy SO4.2 sets out the requirement for new employment allocations to enhance accessibility to the green space network and this is likely to benefit health and wellbeing as well as opportunities for recreation. A positive effect is expected for all three policies in relation to SA objective 13: recreation in addition to the positive effect already reported for SA objective 12: health and wellbeing. The positive effects expected in relation to SA objectives 12 and 13 for Policy SO4.2 are significant given that the policy provides general support for the enhancement of accessibility to the green space network and provides for development at site SE1 at which substantial new open space would be delivered in the District.

5.112 The location of the majority of the existing Employment Areas and existing employment sites (set out through Policies SO4.1 and SO4.3,

respectively) within the developed areas of the larger settlements is likely to provide nearby access to services and facilities. More notable exceptions to this are the sites to the north west of Cannock and Hednesford (notably Cannock Wood Industrial Estate and Cannock Chase Enterprise Centre) as well as those to the south of Norton Canes which are separated from that settlement by Watling Road and the M6. A number of the employment sites set out for allocation through Policy SO4.2 are also located within the existing developed areas of Rugeley and Norton Canes where there will be access to services as well as bus stops which allow for access to services and facilities further afield. Through this policy, employment allocations are included to the north west and south of Norton Canes (sites SE1 and SE2) and towards Cannock Wood (site E14). Site SE1 and SE2 lie beyond the developed area of Norton Canes and is not close to any bus stops and site E14 provides good access to bus stops but is not close to any of the larger settlements in the Plan area. A mixed positive and minor negative effect is therefore expected for all three policies in relation to SA objective 14: services and facilities. For Policy SO4.1 the positive effect is significant given that it supports uses such as nurseries, afterschool clubs and other uses at existing employment sites which could benefit employees.

5.113 Significant positive effects are expected for Policies SO4.1 to SO4.2 in relation to SA objective 15: economy. These policies will help maintain and provide employment land for Cannock Chase to help meet the identified need of 74 hectares over the Plan period. This includes through allocations for 22.81 hectares of new employment uses. Policy SO4.1 allows the changing of uses at Existing Employment Areas where there is overriding and demonstrable economic benefit. This should provide flexibility in the District to help meet changing economic demands. Policy SO4.2 supports schemes for manufacturing and distribution. This responds positively to the findings of the Economic Development Needs Assessment (EDNA) (update 2021) which identified that 80% of employment land should be made available for industrial/distribution and warehousing.

5.114 Policies SO4.1 and SO4.3 provide the most support for employment uses near town centre locations. Most notably existing Employment Areas at Hollies Business Park and Walsall Road are adjacent to or within 350m of Cannock Town Centre and Power Station Road Business Area and Towers Business

Area are within 350m of Rugeley Town Centre. Furthermore, existing employment site Northwood Court, is within 100m of Cannock Town Centre and several existing employment sites in Rugeley are within 250m of the town centre at that settlement. This could support increased footfall to the town centres and support their long term viability. Furthermore, while Policy SO4.2 does not allocate any employment land within any of the District's town centres, it requires that new employment development within use class E is directed to the town centres. These uses include shops, financial and professional uses and restaurants and cafes which are considered most suitable to supporting the successful functioning of town centres. Providing these uses at town centres will also help to ensure a suitably diverse range of uses. Overall, a minor positive effect is expected for Policies SO4.1 and SO4.3 and a significant positive effect is expected for Policy SO4.2 in relation to SA objective 16: town centres.

5.115 The maintenance of existing employment uses and potential intensification or extension of existing Employment Areas and employment sites and delivery of new employment uses in the Plan area could have implications for local character and the settings of heritage assets. There may be less potential for sensitivity to change at existing Employment Areas and employment sites (Policies SO4.1 and SO4.3) given that these locations are already developed. However, although changes in use and intensification could result in some level of harm to local character and the settings of heritage assets. Some of the existing Employment Areas and employment sites are close to conservation areas in Cannock and Rugeley. In relation to existing Employment Areas included in Policy SO4.1, this includes Bridgtown Business Area which surrounds part of Bridgtown North Street Conservation Area, Hollies Business Park which is within 300m of Cannock Town Centre Conservation Area and Towers Business Park and Power Station Road Business Area which are adjacent to Trent and Mersey Canal Conservation Area and close to parts of a number of Conservation Areas that cover areas within Rugeley town centre. Similarly, through Policy SO4.3, the existing employment site at Northwood Court is within 300m of Cannock Town Centre Conservation Area, Delta Way Business Park is within 250m of Bridgtown North Street Conservation Area and there are several existing employment sites at Rugeley close to the Conservation Areas that cover much of the central area of that settlement.

5.116 The new employment allocations set out through Policy SO4.2 are mostly located away from heritage assets in the Plan area, the exception to this being sites at the former power station (E4 and SM1) in Rugeley which are within 300m of Trent and Mersey Canal Conservation Area. Furthermore, all employment site allocations were screened out of the heritage impact assessment work undertaken on behalf of the Council [See reference 47]. This point considered there is still potential for impacts on archaeological remains at the sites allocated and potential for new development and intensification to result in disruption of local character beyond the setting of designated heritage assets. The delivery of new infrastructure required to support employment growth may also impact upon the historic environment in the Plan area. A minor negative effect is expected in relation to SA objective 17: historic environment for all three policies. This reflects the reduced potential for development/changes of use at existing Employment Areas and intensification at existing employment sites to affect local character and the relatively low number of employment allocations close to designated assets. The effect is uncertain given the potential for design solutions to mitigate impacts on the historic environment.

Strategy for meeting overall employment needs policy options

- Policy SO4.4: Sustainable tourism and the rural economy
- Policy SO4.5: Live work accommodation
- Policy SO4.6: Provision for local employment and skills

Table 5.7: Summary of likely sustainability effects for remaining employment policies for Local Plan Strategic Objective 4 (Policies SO4.4 to SO4.6)

SA objective	Policy SO4.4	Policy SO4.5	Policy SO4.6
SA1: Biodiversity and geodiversity	+?	0	0
SA2: Pollution	+/-	+	0
SA3: Previously developed land	+	0	0
SA4: Climate Change	+/-	+	0
SA5: Flooding	-?	-?	0
SA6: Landscape and townscape	+?	0	0
SA7: Waste	+	0	0
SA8: Sustainable transport	0	0	+
SA9: Housing	0	+	0
SA10: Education	+	0	+
SA11: Crime	0	0	0
SA12: Health and wellbeing	0	0	0
SA13: Recreation	0	0	0
SA14: Services and facilities	0	0	0
SA15: Economy	++	++	++
SA16: Town centres	0	0	0

SA objective	Policy SO4.4	Policy SO4.5	Policy SO4.6
SA17: Historic environment	+/-?	0	0

Description of the likely sustainability effects of the policies for encouraging appropriate rural economic development, live work development and the uptake of employment skills in the District

5.117 It is expected that a number of similar effects would result in relation to the SA objectives against which each of these three employment/economic development policies has been appraised. Each policy details a different element of the plan’s approach to create a vibrant local economy and workforce. This includes supporting the rural economy, home working and training.

5.118 Policy SO4.4: Sustainable tourism and the rural economy supports this type of development within rural areas of the District where it can be demonstrated that it will not adversely affect designated environmental assets within the area. All tourism and visitor developments will also have to show how visitors can access and enjoy the local area, but in ways that do not harm the local natural environment or landscape. As such, a minor positive effect in relation to SA objective 1: biodiversity and geodiversity is expected. This effect is uncertain as effects will depend partly on the precise location of the development for tourism and the rural economy and the design of these types of proposals which is likely to provide opportunities for mitigation.

5.119 Additional development throughout the District is likely to increase the use of private vehicles. This is likely within the rural areas of the District given the more limited access to services and facilities as well as sustainable modes of travel at these locations. These trends are likely to result in increasing air and noise pollution and greenhouse gas emissions within the District. As such, minor negative effects are expected for Policy SO4.4 for SA objectives 2:

pollution and 4: climate change. However, minor positive effects are expected in combination for this policy in relation to SA objectives 2 and 4 as the policy aims to safeguard the canal network for reinstatement which is likely to support its use to support sustainable modes of transport thereby minimising air pollution and greenhouse gas emissions. Policy SO4.5 is also expected to have minor positive effects in relation to these two SA objectives. The policy encourages development that would allow for home working within residential areas which would help to reduce long distance commuting by car within the District.

5.120 Policy SO4.4 seeks to reuse suitable buildings for employment uses and tourist accommodation. This approach could help to promote the use of brownfield sites within the rural areas of the District. Therefore, a minor positive effect is expected in relation to SA objective 3: previously developed land. A minor positive effect is also recorded for this policy in relation to SA objective 7: waste given the opportunity to bring existing buildings back into use and potentially to make use of materials onsite where brownfield development occurs.

5.121 A minor negative effect with uncertainty is expected for Policy SO4.4 in relation to SA objective 5: flooding. Additional development at rural locations is likely to involve a level of greenfield land take thereby increasing the area of impermeable surfaces in the District and contributing to the potential for flooding by reducing the area at which surface water can safely permeate. The uncertainty attached to the effect reflects the potential for mitigation through the incorporation of SuDS and other design measures.

5.122 It is recognised that new development within the countryside could be detrimental to its existing character and openness. However, this policy provides support for development that safeguards and enhances the character and openness of the rural area. Furthermore, developments are required by the policy to have particular regard to protecting and enhancing the Cannock Chase National Landscape and the Green Belt. Given the protection included in the policy for landscape assets in the Plan area but the potentially sensitive nature of the rural locations at which development may occur, an uncertain minor positive effect is expected in relation to SA objective 6: landscape and

townscapes. The uncertainty recorded also reflects the potential for mitigation and enhancement to be achieved through design measures incorporated at new developments in these types of locations.

5.123 Policy SO4.6 is expected to have a minor positive effect in relation to SA objective 8: sustainable transport. This policy is likely to reduce the numbers of residents commuting long distances, by encouraging development that supports home working.

5.124 While the delivery of live work accommodation in the District is not expected to fully meet the calculated housing need for the Plan area, it will go some way to meeting this need. Policy SO4.5 directly supports this type of development and therefore a minor positive effect is expected in relation to SA objective 9: housing.

5.125 Policies SO4.4 and SO4.6 are likely to have minor positive effects in relation to SA objective 10: education. Policy SO4.4 requires tourism and visitor developments to display educational material on how visitors to the area can access local attractions throughout the District in ways that are respectful to the natural and historic environments. This requirement is likely to support increased awareness about the District's various attractions. Policy SO4.6 ensures that proposals for major development will contribute to the training and employability of local residents. This is to be achieved through the requirement to provide Employment and Skills Plans which will support the upskilling of the local population.

5.126 All three policies seek to provide a different type of support to the overarching economic strategy for the District. As such, a significant positive effect is expected in relation to SA objective 15: economy for each policy. Policy SO4.4 would support proposals within the rural area to continue the growth of sustainable tourism and rural economy. This policy will help to support the diversification of the rural economy in Cannock Chase and support appropriate use of its rural visitor attractions. Policy SO4.5 seeks to provide space for working within residential developments to accommodate the growing number of people who wish to work from home. This reflects the trend to increased

home working following the COVID-19 pandemic and developments of this types will provide workers with greater flexibility in their daily lives. Policy SO4.6 seeks to support the training and employability of local residents by requiring that major developments that support substantial employment opportunities prepare Employment and Skills Plans.

5.127 The loss of greenfield land as development occurs and development delivered within presently less developed areas is likely to have impacts in terms of the established character and the setting of heritage assets in the District. Therefore, Policy SO4.4 is expected to have a minor negative effect in relation to SA objective 17: historic environment. The reuse of buildings within the rural areas of the District may allow for opportunities to better reveal the settings of heritage assets. This policy requires that tourism and visitor attractions include educational material that includes information about the history of the area. This requirement is likely to help increase the understanding of the importance of local heritage assets. Policy SO4.4 is therefore also likely to have a minor positive effect in relation to this objective 17 as part of an overall mixed minor positive and minor negative effect. Effects relating to the historic environment for this policy are uncertain given that they will depend partly on the design of new development which is unknown at this stage.

Strategic Objective 5: To support the provision of sustainable transport and communications infrastructure

5.128 This section summarises the SA findings for the policies set out below Strategic Objective 5 in the Pre-Submission Local Plan.

5.129 Seven policies are presented in relation to providing choices for sustainable transport as well as infrastructure for communications in the District, as shown in Table 5.8: Summary of likely sustainability effects for policies for Local Plan Strategic Objective 5 below. The potential sustainability effects are described below the table.

Sustainable transport and communication policies

- Policy SO5.1: Accessible development
- Policy SO5.2: Communication technologies
- Policy SO5.3: Low and zero carbon transport
- Policy SO5.4: Maintaining and improving the transport system
- Policy SO5.5: Hatherton Canal Restoration Corridor
- Policy SO5.6: Safeguarding proposed recreational footpath and cycle routes
- Policy SO5.7: Parking provision

Table 5.8: Summary of likely sustainability effects for policies for Local Plan Strategic Objective 5

SA objective	Policy SO5.1	Policy SO5.2	Policy SO5.3	Policy SO5.4	Policy SO5.5	Policy SO5.6	Policy SO5.7
SA1: Biodiversity and geodiversity	+	0	0	0	++	+	0
SA2: Pollution	++	+	++	++	+	++	+?
SA3: Previously developed land	0	0	0	0	+	0	0
SA4: Climate Change	++	+	++	++	+	++	+?

Chapter 5 Sustainability Appraisal findings for the Local Plan policies

SA objective	Policy SO5.1	Policy SO5.2	Policy SO5.3	Policy SO5.4	Policy SO5.5	Policy SO5.6	Policy SO5.7
SA5: Flooding	+	0	0	0	+	0	0
SA6: Landscape and townscape	0	-?	0	0	++	0	0
SA7: Waste	0	0	0	0	0	0	0
SA8: Sustainable transport	++	+	++	++	+	++	+?
SA9: Housing	0	+	0	0	0	0	+
SA10: Education	0	0	0	+	0	0	0
SA11: Crime	0	0	0	0	+	0	0
SA12: Health and wellbeing	+	+	+	+	+	+	+
SA13: Recreation	+	0	+	+	+	+	0
SA14: Services and facilities	++	+	+	++	+	+	+
SA15: Economy	+	++	+	++	+	0	0
SA16: Town centres	+	+	+	+	0	+	+
SA17: Historic environment	0	+/-?	0	0	++	+	0

Description of the likely sustainability effects of the policies for delivering choices for sustainable transport as well as infrastructure for communications in the District

5.130 Negligible effects are expected in relation to many of the SA objectives for all the policies under Strategic Objective 5 given their focus largely related to sustainable transport and communications. Where effects have been identified in relation to the SA objectives, they are mainly positive, with uncertainty attached in some cases.

5.131 Policy SO5.5: Hatherton Canal Restoration Corridor ensures that the canal corridor will be protected from development that would prevent the delivery of the restoration project. The project provides opportunities to secure improvements in biodiversity along the length of the safeguarded route. As such, the policy is expected to have a significant positive effect in relation to SA objective 1: biodiversity and geodiversity. Policy SO5.1: Accessible development is expected to have a minor positive effect in relation to SA objective 1: biodiversity given its commitments to green infrastructure. The policy provides support for proposals that would create new green infrastructure within the development which links to the wider Strategic Green Space Network. This approach is likely to provide new habitats and support habitat connectivity in the District. Policy SO5.6: Safeguarding proposed recreational footpath and cycle routes sets out that implementation of footpaths and cycle routes should also provide opportunities for biodiversity improvements. Therefore, a minor positive effect is also expected for this policy in relation to SA objective 1.

5.132 All seven policies are expected to have at least a minor positive effect in relation to SA objectives 2: pollution, 4: climate change and 8: sustainable transport given their focus on reducing the need to travel by car and providing sustainable alternatives. Policy SO5.1: Accessible development is comprehensive in its approach to creating neighbourhoods in which there is a reduced need to travel by private car. This is to be primarily achieved by requiring proposals to provide shopping, education and leisure facilities at convenient 'hubs', which are within a network of footpaths, bridleways and

cycles routes. The also policy requires proposals to demonstrate that they will create layouts that have the capacity for public transport access. As such, a significant positive effect is expected for Policy SO5.1 in relation to SA objective 8: sustainable transport. Furthermore, significant positive effects are also expected for this policy in relation to SA objective 2: pollution and SA objective 4: climate change due to the potential for a modal shift in transport choices to limit the release of air pollutants and to minimise the District's carbon emissions arising from transport.

5.133 Policies SO5.3: Low and zero carbon transport, SO5.4: Maintaining and improving the transport system and SO5.6: Safeguarding proposed recreational footpath and cycle routes are also likely to result in significant positive effects in relation SA objectives 2: pollution, 4: climate change and 8: sustainable transport. These policies focus on promoting development that will reduce the need to travel, whilst also promoting sustainable travel alternatives including through the incorporation of electric vehicle charging points, rail and bus infrastructure, footpaths and cycle routes. The positive effects expected for Policies SO5.2: Communication technologies and SO5.5: Hatherton Canal Restoration Corridor are expected to be minor in relation to SA objectives 2, 4 and 8. Policy SO5.2 is supportive of technologies that support home working and will likely reduce the need to commute. Policy SO5.6 supports sustainable transport links specifically at the Hatherton Canal. The benefits of these policies are not expected to be as wide reaching as others included under Strategic Objective 5. The positive effects identified for Policy SO5.7: Parking provision are uncertain as it is not clear at this stage how prescriptive the Local Design Guide will be in terms of allocation of off-street parking. The policy is set out to ensure that the need for off-street parking takes a number of criteria into consideration. This includes requiring an understanding of the potential to promote sustainable transport use to the development, likely parking demands and the potential impacts of parking on road safety and amenity. However, allowing for development in a manner that is not prescriptive enough when considering these requirements may result in a level of off-street parking that encourages private car travel.

5.134 As Policy SO5.1: Accessible development is supportive of proposals that would create new green infrastructure it could help to address flood risk in the

District. Therefore, a minor positive effect is expected in relation to SA objective 5: flooding. Policy SO5.5: Hatherton Canal Restoration Corridor is supportive of benefits relating to promoting flood resilience. The canal restoration route has been highlighted through Cannock Chase District Nature Recovery Mapping as an opportunity area for wetland habitats. A minor positive effect is also expected for this policy in relation to SA objective 5.

5.135 The Hatherton Canal Corridor, as protected through Policy SO5.5, is a key historic landmark in the District. Its restoration offers an opportunity for residents and tourists in the area to appreciate its history in an enhanced setting. As such, a significant positive effect is expected for the policy in relation to SA objective 6: landscape and townscape and SA objective 17: historic environment. Policy SO5.2 will support the provision of improved communications infrastructure throughout the District. There is potential for this type of infrastructure to be delivered at locations where there may be impacts upon the established character of the District as well as within areas of landscape sensitivity and areas that contribute to the settings of heritage assets. The infrastructure required is often stark in appearance. The policy requires digital infrastructure development that will respect the character and be sympathetic to the surrounding area. Therefore, mixed minor positive and minor negative effects are expected in relation to SA objectives 6: landscape and townscape and SA objective 17: historic environment. However, these effects are uncertain as they will depend on the specific location and design of any new communications developments which are presently unknown.

5.136 Policies SO5.1: Accessible development, SO5.3: Low and Zero Carbon Transport, SO5.4: Maintaining and improving the transport system and SO5.6: Safeguarding proposed recreational footpath and cycle routes are all committed to providing and enhancing the District's walking and cycling routes. Furthermore, the provision of an attractive and safe environment along the canal through Policy SO5.5: Hatherton Canal Restoration Corridor is likely to enhance the health and wellbeing of local residents through its potential uses as a sustainable transport corridor and recreational area. A minor positive effect is therefore expected for these policies in relation to SA objectives 12: health and wellbeing and 13: recreation. As Policy SO5.2: Communication technologies is supportive of digital connectivity in the District it is likely to help address social

isolation for some residents. It is likely that Policy SO5.7: Parking provision would also have health and wellbeing benefits, given that it supports parking for people with disabilities and requires that residential amenity issues are taken into consideration when parking schemes are provided. Minor positive effects are therefore also expected in relation to SA objective 12 for these policies.

5.137 All of the policies under Strategic Objective 5 are expected to have positive effects relating to the ability of residents to access key services and facilities. In the case of Policies SO5.1: Accessible development and SO5.4: Maintaining and improving the transport system, a significant positive effect is expected in relation to SA objective 14: services and facilities. Policy SO5.1 sets out to meet the everyday needs of residents through nearby convenience 'hubs' and also requires proposals to deliver appropriate community infrastructure. Similarly, Policy SO5.4 provides support for proposals that will provide sustainable transport to specific services and facilities including schools and GPs. The specific reference to providing access to education facilities within this policy means that a minor positive effect is also identified in relation to SA objective 10: education for Policy SO5.4. The positive effect expected for the remaining policies in relation to SA objective 14 is likely to be minor. These policies support sustainable and equitable access across the District in general terms and this is likely to include improved access to offer to services and facilities. In the case of Policy SO5.7, the provision of conveniently placed parking is likely to ensure that people who are disabled or who have restricted mobility are able to access services and facilities safely.

5.138 Policy SO5.2: Communication technologies is likely to contribute to the delivery of a high quality of housing stock in the Plan area. This policy will help ensure the installation of new communications infrastructure from the point new residents move in. As such, a minor positive effect is expected for Policy SO5.2 in relation to SA objective 9: housing. A minor positive effect is also expected in relation to SA objective 9 for Policy SO5.7: Parking provision. The provision of off-street parking at some residential properties will be essential to ensure that the needs of older people and people with disabilities are met at the District's housing stock.

5.139 Enhanced digital connectivity within the District will also be of benefit to business needs within the District. Delivering advanced methods of communication will improve the area's potential to attract new business. It is also essential in light of increased remote working of employees resulting from the Covid-19 pandemic. A significant positive effect is therefore expected for Policy SO5.2: Communication technologies in relation to SA objective 15: economy. Maintaining and strengthening the District's economy is a key motivation for ensuring that the transport network is efficient. As such, a significant positive effect is also expected in relation to SA objective 15 for Policy SO5.4: Maintain and improving the transport system. Policy SO5.3: Low and zero carbon transport would provide less direct support for conventional transport infrastructure in the Plan area. However, this policy is supportive of sustainable freight distribution by road and rail. For Policy SO5.5, the restoration of the Hatherton Canal offers a sustainable transport route, but its main contribution to the economy is likely to be through the tourism opportunities it provides. Minor positive effects are therefore expected for Policies SO5.3 and SO5.4 in relation to SA objective 15.

5.140 The provision and improvement of sustainable transport options could play a key role in supporting the vitality of the District's town centre's as residents are more likely to make use of town centres if journey times are reasonable using all modes. As such, a minor positive effect is expected for Policies SO5.1: Accessible development, SO5.2: Communication technologies, SO5.3: Low carbon technologies, SO5.4: Maintaining and improving the transport system and SO5.6: Safeguarding proposed recreational footpath and cycle routes in relation to SA objective 16: town centres. It is likely that Policy SO5.7: Parking provision would help make certain town centre locations more accessible to people with disabilities and older people, in particular. Therefore, a minor positive effect is also expected in relation to SA objective 16.

Strategic Objective 6: To create attractive town and local centres

5.141 This section summarises the SA findings for the policies set out below Strategic Objective 6 in the Pre-Submission Local Plan.

5.142 Seven policies are presented in relation creating attractive town and local centres in the District. The appraisal of the policies presented under this objective has been split into a number of groups of policies. This includes a group of policies which set out the hierarchy of centres in the Plan area, seek to direct town centre uses mainly to the town centres in the District, safeguard existing town centre uses and ensure a high quality of design in town centre locations (Policies SO6.1 to SO6.4). The second group of policies relate to allocation of redevelopment areas in the town centres of Cannock, Rugeley and Hednesford (Policies SO6.5 to SO6.7).

5.143 The detailed appraisal of each of the sites included for allocation under Policies SO6.5 to SO6.7 is presented later in this chapter. The effects for Policies SO6.1 to SO6.4 and SO6.5 to SO6.7 are shown in Table 5.9: Summary of likely sustainability effects for policies relating to the hierarchy of town centres, main town centre uses, safeguarding existing town centre uses and ensuring a high quality town centre design under Local Plan Strategic Objective 6 (Policy SO6.1 to SO6.4) and Table 5.10: Summary of likely sustainability effects for the remaining policies for Local Plan Strategic Objective 6 (Policy SO6.5 to SO6.7) below. The potential sustainability effects are described below each table.

Town centre policies

- Policy SO6.1: Hierarchy of town and local centres
- Policy SO6.2: Provision of main town centre uses and town centre services

- Policy SO6.3: Safeguarding existing town centre services
- Policy SO6.4: Town centre design

Table 5.9: Summary of likely sustainability effects for policies relating to the hierarchy of town centres, main town centre uses, safeguarding existing town centre uses and ensuring a high quality town centre design under Local Plan Strategic Objective 6 (Policy SO6.1 to SO6.4)

SA objective	Policy SO6.1	Policy SO6.2	Policy SO6.3	Policy SO6.4
SA1: Biodiversity and geodiversity	0	0	0	0
SA2: Pollution	+	+	+	+
SA3: Previously developed land	0	0	0	0
SA4: Climate Change	+	+	+	+
SA5: Flooding	0	0	0	0
SA6: Landscape and townscape	++	0	+	++
SA7: Waste	0	0	0	0
SA8: Sustainable transport	+	+	+	++

SA objective	Policy SO6.1	Policy SO6.2	Policy SO6.3	Policy SO6.4
SA9: Housing	0	0	0	+
SA10: Education	0	0	0	0
SA11: Crime	0	0	+	+
SA12: Health and wellbeing	0	0	0	++
SA13: Recreation	0	0	0	0
SA14: Services and facilities	++	++	++	0
SA15: Economy	++	++/-	+	0
SA16: Town centres	++	++	++/-	++
SA17: Historic environment	++	+	+	++

Description of the likely sustainability effects of the policies for creation of attractive town and local centres by maintaining the hierarchy of centres and encouraging appropriate uses and design in the District’s centres

5.144 Policies SO6.1 to SO6.4 which sit under Strategic Objective 6 are expected to have mostly negligible and positive effects in relation to the SA objectives against which they have been appraised. These policies set out the approach to maintaining the vitality and viability of town centre uses and locations in the District.

5.145 Given that the town centre locations are those which are the most accessible in the District by sustainable modes of transport, it is considered likely that protecting and enhancing the vitality and viability of these locations would encourage a modal shift to more sustainable transport in the District. The promotion of modal shift in the District is likely to have the added benefit of reducing the potential for impacts on local air quality and limiting greenhouse gas emissions. At least minor positive effects are therefore expected in relation to SA objective 2: pollution, SA objective 4: climate change and SA objective 8: sustainable transport for Policy SO6.1 to SO6.4. Policy SO6.4: Town centre design would promote the development of streets that encourage shared use between pedestrians, cyclists and motor vehicles, thereby explicitly encouraging more sustainable modes of transport as well as more active and healthy lifestyles. Therefore, significant positive effects are expected for this policy in relation to SA objective 8: sustainable transport and a minor positive effect is expected in relation to SA objective 12: health and wellbeing. The design principles set out through Policy SO6.4, also include support for the provision of frequent benches to assist those with mobility difficulties which may help to address social isolation in the District.

5.146 A minor positive effect is expected in relation to SA objective 9: housing in for Policy SO6.4: Town centre design as it encourages the development of a wide mix of uses within town centres to include residential uses, particularly on upper floors. This development will supplement the provision of new housing at strategic sites in the District to help meet the housing need of the District.

5.147 Policies SO6.3: Safeguarding existing town centre services and SO6.4: Town centre design are expected to help support developments with active frontages and the creation of well-lit streets which will limit the potential for crime, the fear of crime, and anti-social behaviour in the area. A minor positive effect is therefore expected in relation to SA objective 11: crime for both policies.

5.148 The town centres of the District not only provide the strongest access to services and facilities in the Plan area but also play a role in supporting local economic growth. The Covid-19 pandemic challenges the more traditional role

of town centres as locations for concentrations of retail, leisure and office use, meaning there is potential need for increased flexibility in the types of uses that will be accessible in town centre areas. This point considered, the maintenance of the hierarchy of town centres in line with Policy SO6.1: Hierarchy of town and local centres is likely to be important for supporting access to services and facilities and local economic growth in the District. Therefore, a significant positive effect is expected in relation to SA objectives 14: services and facilities and 15: economy for this policy. This is also the case for Policy SO6.2: Provision of main town centre uses and town centre services given that it will help to maintain the viability of town centres by requiring a sequential approach to Main Town Centre Uses located outside the Strategic Town Centre (at Cannock) and Town Centres. This policy could, however, prevent economic growth in viable out of centre locations in the District and therefore the significant positive effect expected in relation to SA objective 15 is combined with a minor negative effect.

5.149 Retail and other town centre appropriate services in the Plan area are protected in town centre locations by Policy SO6.3: Safeguarding existing town centre services, where a high number of residents are likely to be able to access them. Changes from these types of uses will only be supported where they promote the vitality and viability of the centre in compliance with the spatial strategy. A significant positive effect is therefore also expected for SA objectives 14: services and facilities and 15: economy for this policy. Policy SO6.4: Town centre design is unlikely to support the delivery of uses which would support service provision or job creation but could help ensure a high level of footfall to these areas. The delivery of an attractive environment at town centre locations is also likely to encourage visitor numbers and increased spending in these areas and may also support inward economic investment. A minor positive effect is therefore recorded for SA objectives 14 and 15 for Policy SO6.4.

5.150 Significant positive effects are expected in relation to SA objectives 16: town centres for Policies SO6.1 to SO6.4. These policies will help to ensure that development proposals and the provision of Main Town Centre Uses will be appropriate to the role and scale of the town centre in question. They will also help to limit the adverse impacts of out of centre development and protect the role of primary shopping areas in the District as well supporting a high quality of

design at these locations. The significant positive effect expected in relation to this SA objective for Policy SO6.3: Safeguarding existing town centre services is combined with a minor negative effect. The minor negative effect reflects the potential inflexibility of the policy which could prevent rapid changes in use that might otherwise benefit the viability of the town centre in question.

5.151 A significant positive effect is expected in relation to SA objectives 6: landscape and townscape and 17: historic environment for Policy SO6.1: Hierarchy of town and local centres and Policy SO6.4: Town centre design. Policy SO6.1 is likely to prevent development which might be to the detriment of the historic character of town centre locations and Policy SO6.4 will promote high quality design in town centres which is specifically required to ensure that local heritage and townscapes are conserved and enhanced. The policy also makes specific reference to the need to ensure the preservation of historic shop fronts. A minor positive effect is expected in relation to SA objectives 6 and 17 for Policies SO6.2: Provision of main town centre uses and services and SO6.3: Safeguarding existing town centre services. By supporting the regeneration of town centre locations to provide appropriate town centre uses, the supporting text of Policy SO6.2 clarifies that developments at these types of location will provide opportunities for bringing heritage assets back into use which is likely to support their long term maintenance. Policy SO6.3 is supportive of development which would help to deliver a masterplan or Local Design Guide for centre locations. This is expected to help support a coordination approach to the enhancement of townscapes as well as the setting of heritage assets in town centres.

Town centre policies

- Policy SO6.5: Cannock Town Centre Redevelopment Areas
- Policy SO6.6: Rugeley Town Centre Redevelopment Areas
- Policy SO6.7: Hednesford Town Centre Redevelopment Areas

Table 5.10: Summary of likely sustainability effects for the remaining policies for Local Plan Strategic Objective 6 (Policy SO6.5 to SO6.7)

SA objective	Policy SO6.5	Policy SO6.6	Policy SO6.7
SA1: Biodiversity and geodiversity	-?	+/-?	+/-
SA2: Pollution	+/-	+/-	+
SA3: Previously developed land	++	+	+
SA4: Climate Change	+/-	+/-	+/-
SA5: Flooding	0	-?	0
SA6: Landscape and townscape	+?	+?	+?
SA7: Waste	+	+	+
SA8: Sustainable transport	+	+	+
SA9: Housing	++	+	0
SA10: Education	++?	++?	0
SA11: Crime	0	0	0
SA12: Health and wellbeing	++	+	+
SA13: Recreation	+	+	+
SA14: Services and facilities	++	++	+
SA15: Economy	++	++	+
SA16: Town centres	++	+	+

SA objective	Policy SO6.5	Policy SO6.6	Policy SO6.7
SA17: Historic environment	--?/+	--?/+	+/-?

Description of the likely sustainability effects of the policies for the allocation of redevelopment areas in the District’s town centres

5.152 The delivery of new development in the Plan area is likely to lead to some increased level of pollution and human activities which could disrupt habitat connectivity and increase pressures on biodiversity. This includes through increased traffic in the Plan area and increased recreation associated with residential growth. Recreational pressure is of particular importance in relation to the Cannock Chase SAC around which a 15km buffer has been identified within which there is potential to contribute to this issue. However, the sites allocated and the development supported through Policies SO6.5: Cannock Town Centre Redevelopment Areas, SO6.6: Rugeley Town Centre Redevelopment Areas and SO6.7: Hednesford Town Centre Redevelopment Areas would involve the redevelopment of town centre sites which are likely to be less sensitive in these terms. The sites allocated and town centre locations are generally mostly brownfield, are surrounded by established areas of existing development and are accessible to a high number of residents by active and public modes of transport, which might limit any increase in traffic associated with their development. While all sites allocated by Policies SO6.5 and SO6.6 and Hednesford Town Centre, which is addressed through Policy SO6.7, are within the 15km buffer around the Cannock Chase SAC, only Policy SO6.5 supports residential development and therefore has potential for increased recreational pressures on the SAC. Development at Hednesford would be relatively close to Chasewater and The Southern Staffordshire Coalfield Heaths SSSI and Slitting Mill Brook Biodiversity Alert Site (BAS). Development at Rugeley would be relatively close to Trent and Mersey Canal and Rugeley BAS. The development of land at these town centre locations may result in increased disturbance of habitats at these designated wildlife sites and therefore uncertain minor negative effects are recorded for all three policies in relation to SA

objective 1: biodiversity. While Policy SO6.7 addresses development in Hednesford Town Centre, which is relatively close to Chasewater and the Southern Staffordshire Coalfield Heaths SSSI, the policy does not allocate any sites for development which might otherwise result in a significant negative effect. For Policies SO6.6 and SO6.7 a minor positive effect is also recorded (resulting in an overall mixed overall effect) given the support in these policies for greening of town centre locations and the delivery of green infrastructure.

5.153 Given that the sites being allocated through Policies SO6.5 and SO6.6 and development that is addressed through Policy SO6.7 would be at town centre locations, which comprise mostly brownfield land, development would support the preservation of greenfield land in the District. Furthermore, none of the sites allocated or town centre locations lie within a Source Protection Zone and none are expected to increase the level of traffic within an AQMA in the area. However, sites at Church Street (M1), Beecroft Road Car Park (M3) and Avon Road / Hallcourt Lane in Cannock (M5) and site Land at Wellington Drive in Rugeley (M7) could all potentially deliver new residential uses adjacent to an A-road where residents could be subject to higher levels of noise pollution. Therefore, the minor positive effects expected for Policies SO6.5 and SO6.6 in relation to SA objective 2: pollution, are combined with minor negative effects, considering the potential for making use of previously developed land. As the sites allocated through Policy SO6.5 and SO6.6 and the development addressed through Policy SO6.7 relate predominantly to brownfield land, a positive effect is expected in relation to SA objective 3: previously developed land. The positive effect is expected to be significant for Policy SO6.5: Cannock Town Centre Redevelopment Areas, given the large cumulative area allocated.

5.154 The redevelopment of town centre sites for a mix of uses, including residential, offices and retail, will place a high number of new residents close to existing services and facilities. This is particularly the case at Cannock and Rugeley, which are larger than the smaller town centre of Hednesford. Furthermore, no sites are specifically allocated through Policy SO6.7: Hednesford Town Centre Redevelopment Areas. The policy instead requires that development promotes the town centre as a local hub of services and facilities. Residents and visitors to Hednesford would benefit from being located close to a railway station, supporting the use of more sustainable modes of

transport and reducing carbon emissions. Policies SO6.5: Cannock Town Centre Redevelopment Areas and SO6.6: Rugeley Town Centre Redevelopment Areas addresses this issue by requiring development to support active travel links to the railway stations. It also supports active travel links between the town centre redevelopment areas within Rugeley and the large scale residential and employment site at the former power station to the north east of Rugeley (SM1). This will help to integrate the large scale former power station site into the settlement and limit the number of car journeys from this development location to services and facilities within the town centre. Importantly, the allocated sites within Rugeley include Land at Rugeley Market Hall/Bus Station (M6), which is to deliver sizeable sustainable transport improvements in the form of a new bus station. The redevelopment of the Bus Station site (M2) at Cannock town centre is to deliver a new intermodal exchange which will also support sustainable travel in the Plan area. Overall, it is expected that all three policies would have a minor positive effect in relation to SA objective 4: climate change. New development at the more sustainable locations of the District will support the town centres as locations where residents have good access to services and facilities potentially reducing the need to travel longer distances in the District. However, this growth will involve increased levels of greenhouse gases as sites are occupied and power and heat is required and site users travel to and from these locations, with some journeys expected to be made by car. The negative effect expected for all three policies is minor, given their more sustainable locations in the District. However, it is notable that Policy SO6.5 includes land for a new car park (as part of the redevelopment of Beecroft Road Car Park (M3), which could maintain the prevalence of travel by car in the area.

5.155 Most of the sites allocated by Policies SO6.5 and SO6.6 and new development that would occur in Hednesford Town Centre in line with Policy SO6.7 are not in areas of flood risk. The exception to this is Policy SO6.6: Rugeley Town Centre Redevelopment Areas, which includes some land within flood zone 2 at Rugeley Market Hall and Bus Station (M6), Rugeley. All sites are mostly brownfield and their development is unlikely to result in substantial increases of impermeable surfaces in the District which might otherwise disrupt existing natural drainage patterns and limit the areas at which the safe infiltration of surface water can occur. A negligible effect is therefore recorded in

relation to SA objective 5: flooding for all policies except for Policy SO6.6 for which a minor negative effect is recorded. The negative effect recorded for Policy SO6.6 is uncertain given that the design process for detailed site proposals could support the incorporation SuDS and other drainage measures to help address this constraint.

5.156 It is likely that the redevelopment of mostly brownfield sites in urban, town centre locations will benefit the townscape of the areas in question. All three policies require development within the town centres to be of a high quality of design and for development to respond to the character of each area. Furthermore, all three policies require new development to be delivered to conform relevant Local Design Guidance which will help to limit any adverse effects relating to the aesthetic value of the area. None of the sites lie close to the Cannock Chase National Landscape where development might otherwise result in adverse impacts on this important landscape designation. Therefore, a minor positive effect is expected for Policies SO6.5 to SO6.7 in relation to SA objective 6: landscape and townscape. The effect for each policy is uncertain given that effects on the townscape will be influenced by the design of any proposals which come forward, which is unknown at this stage.

5.157 The redevelopment of town centre sites is also likely to present opportunities to allow for re-use of buildings and materials already at these locations. Furthermore, Policy SO6.5 is specifically set out to help reduce vacancy rates within Cannock Town Centre. Therefore, a minor positive effect is also expected in relation to SA objective 7: waste for all three policies.

5.158 Given that each of these town centre locations provides access to a relatively high number of existing services and facilities as well as public transport links, residents located within the town centre or at other parts of the District will likely be able to make use of sustainable modes of transport to access service provision at these locations. The provision of mixed use development by these policies is also likely to strengthen the potential for journeys to services and facilities to be made by foot or cycle. As discussed previously in this section, Hednesford town centre provides the best access to a railway station and Policies SO6.5: Cannock Town Centre Redevelopment

Areas and SO6.6: Rugeley Town Centre Redevelopment Areas require development to support active travel links to the railway stations as well as to other areas of note (West Midlands Designer Outlet and the large scale allocation at the former Rugeley power station (SM1)).

5.159 All three policies require development proposals at the town centre locations to incorporate high quality digital connectivity. This is likely to reduce the need for some residents to have to travel longer distances given the potential for home working and considering that some services (for example, shopping and less complicated medical appointments) might be accessed online. The allocated sites within Rugeley include Land at Rugeley Market Hall/Bus Station (M6), which will incorporate a new bus station. The redevelopment of the Bus Station site (M2) at Cannock Town Centre will provide a new intermodal exchange. Both improvements will support sustainable travel in the Plan area. Overall, a minor positive effect is expected for all three policies appraised in relation to SA objective 8: sustainable transport, considering the more sustainable locations of the sites included for allocations and the requirements included. It is notable that Policy SO6.5 includes the allocation of land for car parking at the Beecroft Road Car Park site (M3), which may limit any trend towards decreased car use in the area.

5.160 The sites allocated by Policies SO6.5: Cannock Town Centre Redevelopment Areas and SO6.6: Rugeley Town Centre Redevelopment Areas include housing that could contribute to the overall housing need for Cannock Chase. Therefore, a positive effect is expected these two policies in relation to SA objective 9: housing. Given the larger number of sites allocated through Policy SO6.5 and the support in this policy for residential development above shops the positive effect for this policy is significant. Policy SO6.7: Hednesford Town Centre Redevelopment Areas does not directly address residential development and therefore a negligible effect is expected in relation to SA objective 9.

5.161 Town centre sites at Cannock and Rugeley (Policies SO6.5 and SO6.6 , respectively) are mostly close to both a primary school and secondary school. The delivery of new residential development as part of mixed use sites could

place some additional pressures on existing education facilities meaning the significant positive effect expected in relation to SA objective 10: education for these two policies is uncertain. A negligible effect is expected for Policy SO6.7 given that it does not address the provision of residential development or the delivery of education facilities at Hednesford Town Centre.

5.162 The town centre allocations set out through Policies SO6.5 and SO6.6 also provide access to existing healthcare facilities and existing green spaces nearby. At Cannock this includes Cannock Chase Hospital, while new residents at Rugeley would have nearby access to Aelfgar Surgery. The requirement through Policies SO6.6 and SO6.7 to support the greening of Rugeley Town Centre and improved access to green infrastructure in Hednesford Town Centre is likely to provide further benefits in relation to health and wellbeing and recreation for residents. A positive effect is expected for all three policies in relation to SA objectives 12: health and wellbeing and 13: recreation. The positive effect expected in relation to SA objective 12 for Policy SO6.5: Cannock Town Centre Redevelopment Areas is significant, given the hospital nearby.

5.163 All mixed use developments allocated at Cannock and Rugeley Town Centres (Policies SO6.5 and SO6.6, respectively) could support access to new retail services for new and existing residents, given that they would incorporate town centre compatible uses. The new residents at these locations would also benefit from good access to existing services within the town centres. New residents at the sites at Cannock town centre are also likely to benefit from improved access to retail opportunities at the West Midlands Designer Outlet, given the requirement in Policy SO6.5 to support active travel links to this area. Policy SO6.5: Cannock Town Centre Redevelopment Areas also allocates sites for specific uses to respond to local circumstances which is likely to help provide services to meet identified local needs. Furthermore, while it does not allocate any town centre sites, Policy SO6.7 will support the role of Hednesford Town Centre as a local hub for services and facilities. All three policies require developments to incorporate high quality digital connectivity which will support residents access to online services, complementing those accessible within the town centre locations. Considering the larger size of Cannock and Rugeley Town Centres compared to Hednesford the positive effect recorded in relation

to SA objective 14: services and facilities for Policies SO6.5 and SO6.6 is significant.

5.164 Similar positive effects are expected for Policies SO6.5 to SO6.7 in relation to SA objectives 15: economy and 16: town centres. Development within the town centres in the Plan area of retail and other services and facilities, including at the Strategic Town Centre at Cannock, is likely to strengthen the job offer in the District. Furthermore, all three policies directly support the regeneration of town centre locations in the District to ensure their longer term viability and role as economic centres for the District. The allocations included and policy approach for the town centres responds to evidence for each town centre (Cannock Chase Retail & Town Centre Uses Study (January 2021)) relating to their present performance and opportunities for improvements. The uses allocated at Cannock Town Centre through Policy SO6.5 are likely to help promote diversity in the uses at this location and address the existing poor levels of vitality and viability identified through the Retail and Town Centre Uses Study. Strengthened transport links between this town centre and the West Midlands Designer Outlet Village are likely to help increase footfall to both locations to benefit the local economy and the health of the town centre. Therefore, the positive effects expected for Policies SO6.5: Cannock Town Centre Redevelopment Areas in relation to SA objective 15 are significant. The provision of mixed use development at Rugeley Town Centre (Policies SO6.6) would help support the regeneration of this area but would be less responsive to the specific needs of the area and therefore the positive effect recorded for these policies in relation to SA objective 16: town centres is minor. Similarly, the positive effect recorded for Policy SO6.7: Hednesford Town Centre Redevelopment Area is expected to be minor given that the approach to redevelopment is likely to promote footfall in the town centre but no sites are allocated for redevelopment.

5.165 The Town Centres at Cannock and Rugeley benefit from a large number of designated heritage assets. At Cannock this includes Cannock Town Centre Conservation Area and at Rugeley this includes Rugeley Town Centre Conservation Area, Talbot/Lichfield St Conservation Area and Sheepfair/Bow Street Conservation Area. There are also a number of Listed Buildings within all of these Conservation Areas. Hednesford is less constrained by the presence of

these types of assets with no Conservation Area currently in place and only a small number of Listed Buildings present. At all Town Centre locations, brownfield land is included for allocation which could result in opportunities to enhance the historic environment.

5.166 Policy SO6.5: Cannock Town Centre Redevelopment Areas requires that development ensures the preservation and enhancement of the Conservation Area and several other important heritage assets. SO6.6: Rugeley Town Centre Redevelopment Areas notes the role the Conservation Areas play in terms of local character and requires that development responds positively to local heritage assets. Furthermore, all three policies require that development is delivered in line with relevant Local Design Guidance, which is likely to limit the potential for impacts on local important heritage assets. However, it is expected that the development allocations at Cannock and Rugeley could result in some impact on the setting of the heritage assets, particularly given their close proximity (some of the land allocated at Rugeley falls within Rugeley Town Centre Conservation Area). The heritage impact assessment work undertaken on behalf of the Council [[See reference 48](#)] indicates that there is potential for substantial impacts on heritage assets at sites at Cannock Town Centre (the Church Street (M1) and the Bus Station (M2) sites). There is also potential for less substantial impacts on heritage assets at sites at Rugeley Town Centre (the Rugeley Market Hall/Bus Station (M6) and Wellington Drive (M7) sites). A mixed minor positive and significant negative effect is expected in relation to SA objective 17: historic environment for Policies SO6.5 and SO6.6. No sites are allocated through Policy SO6.7 however it could support town centre regeneration that would have implications for the settings of heritage assets. Given that the policy also encourages redevelopment to respond positively to the historic local vernacular of ground floor units, a mixed minor positive and minor negative effect is expected for this policy. The effect for all three policies is uncertain given the potential for design solutions to mitigate impacts on nearby heritage assets.

Strategic Objective 7: To protect and enhance the natural environment

5.167 This section summarises the SA findings for the policies set out below Strategic Objective 7 in the Pre-Submission Local Plan.

5.168 Eight policies are presented in relation to protecting and enhancing the natural environment in the District. The appraisal of the policies presented under this objective has been split into a number of groups of policies. This includes a group of more general development management style policies which seek to protect assets of the natural environment (including the Cannock Chase and Cannock Chase Extension SACs), promote biodiversity net gain and conserve and enhance landscape character (including that of the Cannock Chase National Landscape) (Policies SO7.1 to SO7.5). The second group of policies relate to Green Belt and the Strategic Green Space Network in the Plan area (Policies SO7.6 to SO7.8). In this second group of policies, the appraisal of Policy SO7.7 has been presented separately given that this policy includes the allocation of specific sites for release for the Green Belt and in some instances further explanation is required for the sustainability effects recorded.

5.169 The detailed appraisal of each of the sites included for allocation under Policy SO7.7 is presented later in this chapter.

5.170 The effects are shown in Table 5.11: Summary of likely sustainability effects for policies relating to the protection of natural assets and landscape under Local Plan Strategic Objective 7 (Policies SO7.1 to SO7.4), Table 5.12: Summary of likely sustainability effects for policies relating to the conservation of the Green Belt and the green space network under Local Plan Strategic Objective 7 (Policies SO7.6 and SO7.8) and Table 5.13: Summary of likely sustainability effects policy relating to amendments to the Green Belt under Local Plan Strategic Objective 7 (Policy SO7.7) below. The potential sustainability effects are described below each table.

Natural environment policy options

- Policy SO7.1: Protecting, conserving and enhancing biodiversity and geodiversity
- Policy SO7.2: Biodiversity net gain
- Policy SO7.3: Special Areas of Conservation
- Policy SO7.4: Protecting, conserving and enhancing landscape character
- Policy SO7.5: Protecting, conserving and enhancing the Cannock Chase Area of Outstanding Natural Beauty

Table 5.11: Summary of likely sustainability effects for policies relating to the protection of natural assets and landscape under Local Plan Strategic Objective 7 (Policies SO7.1 to SO7.4)

SA objective	Policy SO7.1	Policy SO7.2	Policy SO7.3	Policy SO7.4	Policy SO7.5
SA1: Biodiversity and geodiversity	++	++	++	+	+
SA2: Pollution	+	+	+	+	+
SA3: Previously developed land	0	0	0	0	0
SA4: Climate Change	+	+	+	+	+
SA5: Flooding	0	+	0	+	0
SA6: Landscape and townscape	+	+	+	++	++
SA7: Waste	0	0	0	0	0

SA objective	Policy SO7.1	Policy SO7.2	Policy SO7.3	Policy SO7.4	Policy SO7.5
SA8: Sustainable transport	0	0	+	0	0
SA9: Housing	-?	-?	-?	-?	-?
SA10: Education	0	0	+	0	0
SA11: Crime	0	0	0	0	0
SA12: Health and wellbeing	+	+	+	+	+
SA13: Recreation	+	0	+	++	+
SA14: Services and facilities	0	0	0	0	0
SA15: Economy	-?	-?	+/-?	+/-?	+/-?
SA16: Town centres	0	0	0	0	0
SA17: Historic environment	+	+?	+	++	+

Description of the likely sustainability effects of the policies for protecting and enhancing the natural environment including biodiversity and landscape character

5.171 Policies SO7.1 to SO7.5 are all expected to have positive impacts on the natural environment in Cannock Chase District. For Policies SO7.1, SO7.2 and SO7.3, a significant positive effect is identified in relation to SA objective 1: biodiversity and geodiversity. In the case of Policy SO7.1: Protecting, conserving and enhancing biodiversity and geodiversity, this is due to its overarching requirements for development proposals to support the protection, conservation, enhancement and restoration of biodiversity sites in the District. Policy SO7.2: Biodiversity net gain will support the achievement of a District-wide biodiversity network, with major developments required to provide for the

long term management of biodiversity features onsite. The approach to achieve biodiversity net gain will help meet the requirements of the Environment Act, with the plan incorporating minimum standards given that further guidance for the District relating to this topic will be published in the future. Policy SO7.3: Special Areas of Conservation is also likely to make a valuable contribution to protecting and enhancing biodiversity within the District. This policy is solely concerned with preventing and mitigating development that would lead to adverse impacts on the District's two SACs; Cannock Chase SAC and Cannock Extension Canal SAC.

5.172 Policies SO7.4: Protecting, conserving and enhancing landscape character and SO7.5: Protecting, conserving and enhancing the Cannock Chase Area of Outstanding Natural Beauty are primarily concerned with the protection and enhancement of landscape character (including that of the Cannock Chase National Landscape). However, their commitment to retaining and enhancing key landscape features, such as woodlands and watercourses, is likely to help preserve important habitats. As such, a minor positive effect is expected for both policies in relation to SA objective 1.

5.173 The protection and enhancement measures relating to the natural environment outlined in all of Policies SO7.1 to SO7.5 is likely to preserve key areas of woodland, grassland and other vegetation types that are valuable for carbon sequestration and removal of pollutants from the air. These policies are also likely to help preserve areas of greenfield land in the Plan area. As such, a minor positive effect is expected for Policies SO7.1 to SO7.5 in relation to SA objective 2: pollution and SA objective 4: climate change. Policy SO7.3: Special Areas of Conservation seeks to protect against inappropriate development in the water catchment area of the Cannock Extension Canal SAC. Furthermore, Policy SO7.4: Protecting, conserving and enhancing landscape character makes specific reference to protecting watercourses. These policies are therefore likely to help mitigate water pollution, as well as air pollution.

5.174 The delivery of biodiversity net gain in line with Policy SO7.2: Protecting, conserving and enhancing biodiversity and geodiversity and the delivery of new areas of green infrastructure in line with Policy SO7.4 may introduce vegetated

areas into urban or rural areas within the District. This could help to alleviate the risk of surface water flooding by providing areas for flood water to permeate into. As such, a minor positive effect is expected for these policies in relation to SA objective 5: flooding.

5.175 All of the policies are expected to result in positive impacts on the landscapes and townscapes within Cannock Chase District. Benefits are likely to result where important features in the landscape, such as trees, ponds and other vegetation are preserved and enhanced. Policy SO7.4: Protecting, conserving and enhancing landscape character is directly aligned with the preservation of landscape character. This policy requires that development proposals conserve local distinctiveness, preserve key landscape features and include the careful siting of any development to avoid impacts on views, tranquillity and dark skies. Policy SO7.5: Protecting, conserving and enhancing the Cannock Chase Area of Outstanding Natural Beauty applies these principles specifically to ensure the protection of the Cannock Chase National Landscape. Therefore, the positive effect expected for these policies in relation to SA objective 6: landscape and townscape is significant.

5.176 Policy SO7.3: Special Areas of Conservation sets out potential mitigation measures that development proposals that result in a net increase in homes, or a net increase in tourism or visitor use of Cannock Chase SAC, might incorporate to protect the SAC's integrity. This includes introducing measures that will encourage sustainable travel. The policy therefore has some potential to reduce journeys by car at this location with associated benefits in relation to mitigating carbon emissions and air pollutants. As such, a minor positive effect is expected for Policy SO7.3 in relation to SA objective 8: sustainable transport.

5.177 The protection of designated biodiversity sites and areas of sensitivity in terms of their landscape character through Policies SO7.1, SO7.3, SO7.4 and SO7.5 could make areas of the District unsuitable for housing development. The requirement for achieving biodiversity net gain at new developments may result in some proposals being deemed unviable. Therefore, a minor negative effect is expected in relation to SA objective 9: housing for Policies SO7.1 to SO7.5. The effect is uncertain for Policies SO7.1, SO7.3, SO7.4 and SO7.4 5

given that housing may be provided at other locations in the District to contribute to the local housing need. Similarly, regardless of the requirements for biodiversity net gain in the District, it is expected that housing developments will come forward to contribute to the local housing need.

5.178 As part of the approach to mitigating adverse impact effects relating to the integrity of the SAC, Policy SO7.3 highlights that measures may include education and awareness raising. This could help promote understanding of the SAC amongst local people and therefore a minor positive effect is expected for this Policy in relation to SA objective 10: education.

5.179 The preservation and enhancement of attractive environments in the District is likely to be beneficial towards resident's wellbeing as well as providing opportunities for recreation at new and preserved green spaces. By protecting and enhancing sites of importance for their biodiversity and promoting the achievement of biodiversity net gain in the District the policies will also provide opportunities for appropriate interactions with nature which is shown to benefit physical and mental health. Policy SO7.3: Special Areas of Conservation, includes the provision of additional recreation space within developments as one of the measures which proposals might incorporate to help mitigate adverse impacts on the SAC's integrity. A positive effect is therefore expected for all of the policies in relation to SA objective 12: health and wellbeing. Policies SO7.1, SO7.3, SO7.3, SO7.4 and SO7.5 are also expected to result in minor positive effects in relation to SA objective 13: recreation. This is not the case for Policy SO7.2: Biodiversity net gain. It is expected that many of the areas designed to achieve biodiversity net gain at new developments will not be suitable for recreation. For Policy SO7.4: Protecting, conserving and enhancing landscape character, the positive effect identified in relation to SA objective 13 is significant. This policy requires development proposals to introduce new green infrastructure within developments, which link to the Strategic Green Space Network.

5.180 Policies SO7.1, SO7.3, SO7.4 and SO7.5 could make certain parts of the District unsuitable for employment development either by protecting them as designated biodiversity sites or as areas of sensitivity in terms of their

landscape character. These policies are therefore expected to result in a minor negative effect in relation to SA objective 15: economy. A minor negative effect is also expected for Policy SO7.2: Biodiversity net gain given that the requirement to achieve biodiversity net gain at new developments could contribute to some proposals for economic growth being deemed unviable. The effect for all policies is uncertain as it is likely that sufficient employment land to meet the District's needs might be identified in other areas. Furthermore, regardless of the requirements for biodiversity net gain, it is likely that many proposals for economic growth in the District will remain viable. The delivery of visitor infrastructure for the Cannock Chase SAC, as supported by Policy SO7.3: Special Areas of Conservation, is likely to be valuable to the tourist economy in the area. Therefore, a minor positive effect is expected in combination for this policy in relation to SA objective 15. Furthermore, the protection of local landscape character, including that of the National Landscape is also likely to benefit the local tourist economy, by helping to ensure the area remains attractive to potential visitors. A minor positive effect is therefore also expected in combination with the positive negative effect recorded in relation to SA objective 15 for Policies SO7.3: Protecting, conserving and enhancing landscape character and SO7.4: Protecting, conserving and enhancing the Cannock Chase Area of Outstanding Natural Beauty. Policy SO7.5 also supports some development in the National Landscape where it can demonstrate benefits for the community and local businesses.

5.181 The rural landscape provides the setting for many of the heritage assets within the District. Policies SO7.4: Protecting, conserving and enhancing landscape character and SO7.5: Protecting, conserving and enhancing the Cannock Chase Area of Outstanding Natural Beauty are likely to contribute to preserving the setting of Listed Buildings and Scheduled Monuments and also key views from settlements. As such, a minor positive effect is expected for SO7.5 in relation to SA objective 17: historic environment. Policy SO7.4 makes specific reference to maximising opportunities to conserve and enhance existing landscape features, including those that form part of the historic environment. Therefore, the positive effect expected for this policy in relation to SA objective 17 is significant. The more general protection of the natural environment and European designations set out through Policies SO7.1 and SO7.3 is likely to

also help preserve important aspects of the District’s landscape setting. These policies could also help to achieve benefits in relation to the attractiveness of townscapes in the District. The promotion of biodiversity net gain, as set out through Policy SO7.2, could also have indirect benefits in this regard. Therefore, a minor positive effect is expected for these three policies in relation to SA objective 17. The positive effect recorded for Policy SO7.2 is partly uncertain given that policy goes beyond the protection of existing areas of benefit to biodiversity and may introduce new features that change the existing character of the District and the townscape of settlements.

Natural environment policies

- Policy SO7.6: Protecting, conserving and enhancing the Green Belt
- Policy SO7.8: Protecting, conserving and enhancing green infrastructure

Table 5.12: Summary of likely sustainability effects for policies relating to the conservation of the Green Belt and the green space network under Local Plan Strategic Objective 7 (Policies SO7.6 and SO7.8)

SA objective	Policy SO7.6	Policy SO7.8
SA1: Biodiversity and geodiversity	++	++
SA2: Pollution	+	+
SA3: Previously developed land	+	0
SA4: Climate Change	+	+
SA5: Flooding	+	+
SA6: Landscape and townscape	++	++

SA objective	Policy SO7.6	Policy SO7.8
SA7: Waste	0	0
SA8: Sustainable transport	+	+
SA9: Housing	-?	-?
SA10: Education	0	0
SA11: Crime	0	0
SA12: Health and wellbeing	++	++
SA13: Recreation	++	++
SA14: Services and facilities	0	0
SA15: Economy	+/-?	+/-?
SA16: Town centres	0	0
SA17: Historic environment	+	+

Description of the likely sustainability effects of the policies for protecting and enhancing the Green Belt and green space network

5.182 Both policies are expected to have positive impacts on the natural environment in Cannock Chase given their requirement to maintain areas of Green Belt land as open and undeveloped and to protect green infrastructure features. Policy SO7.6: Protecting, conserving and enhancing the Green Belt and Policy SO7.8: Protecting, conserving and enhancing green infrastructure, are expected to have a significant positive effect in relation to SA objective 1: biodiversity and geodiversity. In the case of Policy SO7.6, the effect recorded reflects its aim to protect the Green Belt from inappropriate development. This

includes through the safeguarding of land for a community park and green infrastructure links in association with the large strategic site allocations at land south of Lichfield Road and at Kingswood Lakeside Business Park Extension. The Green Belt includes numerous biodiversity designations including parts of Cannock Chase SAC. The policy is also supportive of opportunities to enhance beneficial uses in the Green Belt to support biodiversity which could provide biodiversity net gains. Policy SO7.8 is also likely to make a valuable contribution to protecting and enhancing biodiversity within the District. This policy provides land designated as part of the Strategic Green Space Network with a degree of protection from development, sets out how new development proposals (where applicable) should enhance adjacent areas of green infrastructure, and links to existing green infrastructure should be created wherever possible. Furthermore, additional areas of green space allocated as Local Green Space in Neighbourhood Plans will be afforded the same level of protection as the Green Belt. This promotion of green infrastructure is likely to ensure that valuable local habitats are protected and support habitat connectivity in the District.

5.183 Although less direct, the protection and enhancement measures for the natural environment outlined in both policies are to protect areas which are value for carbon sequestration and the removal of pollutants from the air. As such, a minor positive effect is expected for both policies in relation to SA objective 2: pollution and SA objective 4: climate change. The protection of the large areas of the District as Green Belt may also encourage the re-use of brownfield sites in the Plan area. Therefore, a minor positive effect is also recorded in relation to SA objective 3: previously developed land for Policy SO7.6: Protecting, conserving and enhancing the Green Belt.

5.184 The preservation and enhancement of green space throughout the District through both policies is likely to help ensure there are areas at which the permeation of surface water can safely occur. Both policies are likely to help address flood risk in Cannock Chase. Therefore, a minor positive effect is expected for Policies SO7.6 and SO7.8 in relation to SA objective 5: flooding.

5.185 Both policies are also expected to result in positive impacts on the landscapes and townscapes within Cannock Chase District. While the Green

Belt designation does not directly align with areas of higher landscape value in the District, by limiting development within the designation, Policy SO7.6 would help to preserve the open character of the countryside in the District. It will also help to prevent the coalescence of settlements in the Plan area, maintaining the gaps which contribute to their individual character. The policy is also supportive of opportunities to enhance the beneficial uses of the Green Belt, including those that would retain and enhance landscapes and visual amenity. Therefore, a significant positive effect is expected for this policy in relation to SA objective 6: landscape and townscape. Policy SO7.8: Protecting, conserving and enhancing green infrastructure is also expected to have positive effects in relation to SA objective 6: landscape and townscape. The Strategic Green Space Network in the District contributes positively to local landscape character as well as the attractiveness of townscapes in the District. The policy sets out that development within areas designated as part of the 'Strategic Green Space Network' will not normally be permitted unless it would enhance the value of green space, including through the potential to enhance the landscape or townscape. The effect is expected to be minor given that these elements of green space are not considered to make as important a contribution to landscape character in the Plan area. This judgement is made in comparison to the National Landscape and the Green Belt in the District which acts to protect the openness of the countryside and preserve the character of settlements in line with its five purposes as set out in the NPPF.

5.186 Policy SO7.6 outlines that, in association with the large strategic site allocations removed from the Green Belt, land will be safeguarded for green infrastructure links and enhanced pedestrian and cycle links to the adjacent safeguarded land. Policy SO7.8: Protecting, conserving and enhancing green infrastructure set outs how development proposals within the Strategic Green Space Network will be permitted in certain circumstances, including for providing cycling and walking routes. The policy seeks to protect, conserve and enhance existing green infrastructure in accordance with its importance in relation to various functions, including to facilitate movement. As such, both policies may help to encourage sustainable travel in the Plan area. Minor positive effects are therefore expected for Policy SO7.6 and Policy SO7.8 in relation to SA objective 8: sustainable transport.

5.187 It is likely that Policies SO7.6 and SO7.8 would result in development being considered unsuitable in planning terms in some areas of the District. Therefore, a minor negative effect is recorded for both policies in relation to SA objective 9: housing. The effect is uncertain for both policies given that it is likely that sufficient land supply might be identified in other locations to meet the housing need for the District.

5.188 The preservation and enhancement of attractive environments including open areas of greenspace in the District is likely to be beneficial to resident's wellbeing as well as providing opportunities for recreation. Policy SO7.6: Protecting, conserving and enhancing the Green Belt seeks to provide opportunities for recreation through the provision of access for outdoor sport and recreation. It also safeguards land for a community park in association with the allocation of large strategic sites at land south of Lichfield Road, Cannock, and Kingswood Lakeside Business Park Extension. In the case of Policy SO7.7, it is set out that existing green infrastructure should be protected, conserved and enhanced in accordance with its value, including for sport and recreation. Furthermore, new development proposals should create new areas of green infrastructure with links to existing areas, wherever possible as part of an approach to support the enhancement of the Strategic Green Space Network. Policy SO7.8 also states that additional areas of green spaces of particular importance to local communities, designated as Local Green Space, will be given additional protection against development. A significant positive effect is therefore expected for both policies in relation to SA objective 12: health and wellbeing and SA objective 13: recreation.

5.189 The protection and enhancement of the Strategic Green Space Network and Green Belt within the District is likely to create a more attractive place to live and work thereby encouraging economic investment in the area. As such, a minor positive effect is expected in relation to both policies in relation to SA objective 15: economy. Given that both policies could make certain parts of the District less suitable to accommodate new development in planning terms, the minor positive effect expected is combined with a minor negative effect. The effect is uncertain given that sufficient land to support the required level of economic growth in the Plan area might be identified in other parts of the District.

5.190 The delivery of new areas of open space and green infrastructure will not benefit the setting of heritage assets in all scenarios. However, both policies could help to support the protection of the existing settings of heritage assets where they comprise land within the Green Belt or the green space network. A minor positive effect is therefore expected in relation to SA objective 17: historic environment for both policies.

Natural environment policies

- Policy SO7.7: Amendments to the Green Belt

Table 5.13: Summary of likely sustainability effects policy relating to amendments to the Green Belt under Local Plan Strategic Objective 7 (Policy SO7.7)

SA objective	Policy SO7.6
SA1: Biodiversity and geodiversity	--/+
SA2: Pollution	--?/+
SA3: Previously developed land	--?
SA4: Climate Change	+/-
SA5: Flooding	+/-
SA6: Landscape and townscape	+/-?
SA7: Waste	0
SA8: Sustainable transport	+/-
SA9: Housing	++
SA10: Education	++/-
SA11: Crime	0

SA objective	Policy SO7.6
SA12: Health and wellbeing	+/-
SA13: Recreation	++/-
SA14: Services and facilities	+/-
SA15: Economy	++
SA16: Town centres	+
SA17: Historic environment	-?

Description of the likely sustainability effects of the policy for amendments to the Green Belt

5.191 Policy SO7.7: Amendments to the Green Belt sets out amendments to the Green Belt boundary to accommodate some of the growth requirements for the District. The sites allocated for release from the Green Belt would allow for the delivery of new housing and economic development over the Plan period. It also includes land that is to be released from the Green Belt for safeguarding to meet the growth requirements of District beyond the Plan period. Allocating land for development during and beyond the Plan period is likely to lead to increased levels of pollution and human activities which could lead the disruption of habitat connectivity and increase recreational pressures on designated sites. Many of the sites set out for release from the Green Belt and as safeguarded to meet the future needs of the District to the north of Norton Canes and east of Heath Hayes (including East of Wimblebury Road (SH2 and S1) and Land to the west of Hednesford Road (S3)) lie in relatively close proximity to Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. Furthermore, sites within the Green Belt to the south of Norton Canes (Jubilee Field, Watling Street (S4) and Watling Street Business Park Extension (SE2)) lie close to Cannock Extension Canal SAC as well as School Lane BAS and SBI. Importantly the site South of Lichfield Road (SH1) will support the incorporation of a new community park

which is likely to benefit biodiversity in the Plan area and may help to mitigate recreational pressures in relation to the Cannock Chase SAC. Therefore, a significant negative effect is expected in relation to SA objective 1: biodiversity and geodiversity, combined with a minor positive effect. Furthermore, Policy SO7.6 requires that mitigation measures are incorporated to compensate for the loss of Green Belt land. The policy sets out that this is to include new or enhanced green infrastructure, woodland planting and improvements to biodiversity.

5.192 The sites allocated for release from the Green Belt in Policy SO7.7 comprise mostly greenfield land and as such the policy would not prioritise the use of previously developed land. A number of the sites (most notably South of Lichfield Road, Cannock (SH1) and part of Hagley Park Academy, Burnthill Road, Rugeley (SH6)) include large areas of Grade 3 agricultural land. Data is not currently available to identify whether this land is of Grade 3a or the lower Grade 3b quality and therefore the severity of the negative impacts arising from this loss of high quality soil are uncertain. Only one of the sites (Hagley Park Academy, Burnthill Road, Rugeley (SH6)) lies within a Source Protection Zone, however, sites SE2 (Watling Street Business Park Extension, A5) and SH3 (Land to rear of Longford House, Watling Street Cannock) and safeguarded site S4 (Jubilee Field, Watling Street) are located close or are linked to the AQMA designated along Watling Street. The development of these sites could result in an increase in the level of traffic and associated air pollution in the area which could intensify existing air quality problems. Therefore, a significant negative effect is expected in relation to SA objectives 2: pollution and 3: previously developed land for Policy SO7.7. The effect in relation to SA objective 2 is uncertain given the unknown nature of the Grade 3 agricultural soils which might be developed. A minor positive effect is also expected in combination in relation to SA objective 2. It is expected that the provision of green infrastructure on site could mitigate noise pollution that residents might otherwise be subject to, given their proximity to the strategic road network at many locations. This type of mitigation could also help to address air pollution that emanates from these sites and might otherwise act to intensify existing issues of air quality within the nearby declared AQMAs.

5.193 New development will involve increased levels of greenhouse gases during the construction and occupation phases of development. New development will require power and heat and there is likely to be an increase in the number of journeys being made to and from these locations. The sites are located within the Green Belt but in most cases would form direct extensions to the existing settlement boundaries. These locations are not close to the town centres in the Plan area where the highest concentrations of existing services and facilities and sustainable transport connections are likely to be found. The majority of sites would form extensions to Norton Canes and Heath Hayes and some of the sites are relatively well related to the local centres within these settlements. The sites to the south of Norton Canes (Jubilee Field, Watling Street (S4) and Watling Street Business Park Extension, A5 (SE2) and extension (S6) which are safeguarded for the future growth needs of the District) are separated from that settlement by the M6 and A5, which could limit the potential for journeys to be made by active modes of transport once they are developed in the longer term. A mixed minor positive and minor negative effect is expected overall for Policy SO7.7 in relation to SA objectives 4: climate change and 8: sustainable transport. The effect for both objectives is also reflective of requirement for mitigation measures which is set out in the policy. These measures include new or enhanced green infrastructure, woodland planting and new or enhanced active travel routes. These mitigation set out is likely to improve the rates of carbon sequestration and encourage the use of sustainable modes of transport from the allocated sites as well as safeguarded sites as they are developed in the longer term.

5.194 The sites allocated within the Green Belt for development over the Plan period or safeguarding to meet the future growth needs of the District do not lie within Flood Zones 2 or 3. However, the allocation and safeguarding of mostly greenfield land for development (including in the longer term) at each site will contribute to an increase in the area of impermeable surfaces in the Plan area. Therefore, a minor negative effect is expected in relation to SA objective 5: flooding for this policy. However, the mitigation measures set out in the policy include the delivery of new or enhanced green infrastructure, which could help to promote natural flood management techniques. As such, the minor negative effect recorded is combined with a positive effect.

5.195 It is likely that the development land within the Green Belt within the Plan period or the longer term will impact on the openness of the countryside in the District. Furthermore, the majority of the sites set for release through Policy SO7.7 have been assessed as having moderate landscape sensitivity. There is also potential for impacts on the setting of the Cannock Chase National Landscape. The closest site to this designation (Hagley Park Academy, Burnthill Road, Rugeley (SH6)) is located around 600m away with some existing development at Rugeley and Slitting Mill acting to separate the site from this landscape designation. The development of Green Belt land could also contribute to the coalescence of settlements in the Plan area; most notably Heath Hayes and Norton Canes. Importantly the site South of Lichfield Road (SH1) includes the delivery of a new community park which will help to limit the potential for this to result and could support an improved relationship between the developed area and the surrounding countryside. Furthermore, Policy SO7.7 seeks to mitigate any negative effect by ensuring that landscape and visual enhancements are made to compensate for the loss of Green Belt land. As such, a mixed minor negative and minor positive effects are expected in relation to SA objective 6: landscape and townscape. The effect is uncertain given that it will be partly dependent upon the design of any new development at these sites which is unknown at this stage.

5.196 Policy SO7.7 allocates sites for residential and economic development during the Plan period as well as safeguarding sites to meet the future growth needs of the District. The policy will therefore contribute positively to meeting the local need for housing and employment development in the short and longer term. As such, a significant positive effect is expected in relation to SA objectives 9: housing and 15: economy.

5.197 Each of the housing allocations set out through Policy SO7.7 is located on the edge of the urban areas of the District. The residential site to the north of Norton Canes (Land west of Hednesford Road (S3) safeguarded for future housing delivery), those to the south and east of Heath Hayes (South of Lichfield Road (SH1 and S2) and East of Wimblebury Road (SH2 and S1), both of which also include land safeguarded for future housing delivery) and the site at Rugeley (Hagley Park Academy, Burnthill Road, Rugeley (SH6)) are well related to either a primary school or secondary school or both. The delivery of

the South of Lichfield Road site (SH1) will be supported by a new primary school onsite which will improve access to education facilities in the Plan area. The delivery of new residential development could place some additional pressures on existing education facilities and therefore the positive effect expected in relation to SA objective 10: education is uncertain. The positive effect recorded is significant given the relatively good access from residential sites to existing education facilities and the delivery of new facilities that would result through development set out in the policy.

5.198 The Green Belt allocations for housing development to the south and east of Heath Hayes, north of Norton Canes and close to Rugeley are relatively well related to existing healthcare facilities. However, some of the other sites are at locations where journeys to existing healthcare facilities would be 1km or more. This is the case for all employment sites (including the land safeguarded to help meet the future employment needs of the District at Jubilee Field, Watling Street (S4) and Watling Street Business Park Extension (SE2)). Employees and other site users at these locations may seek to access healthcare facilities before and after work and during break times, however, the distances to these facilities from the employment sites would reduce the level of access provided to site users. With the exception of the sites to the south of Norton Canes (S4 and SE2) (where the M6 would also act as a barrier for transport by active modes apart from where there are designated cross points) most sites are with close to parts of the green space network. Sites S4 and SE2 are close to the green link associated with Wyrley and Essington Canal. Furthermore, all sites could provide residents with opportunities to access the open countryside given that they lie within the Green Belt. Importantly, the site South of Lichfield Road (SH1) is required to incorporate a new community park which will provide opportunities for recreation for new and existing residents. It is also noted that the requirement for mitigation measures set out through Policy SO7.6 include the provision of new or enhanced green infrastructure, active travel routes and recreational uses. As such, a mixed positive and minor negative effect is expected in relation to SA objectives 12: health and wellbeing and 13: recreation for Policy SO7.7. The positive effect recorded as part of the overall mixed effect for SA objective 13: recreation is significant given the delivery of a substantial area of new community parkland that would be achieved through this policy. Given the description of the sites in relation to the existing local

centres, healthcare and education facilities, included in the preceding paragraphs, a mixed minor positive and minor negative effect is also expected in relation to SA objective 14: services and facilities.

5.199 The residential sites to the south and east of Heath Hayes (South of Lichfield Road (SH1 and S1) and East of Wimblebury Road (SH2 and S1), which includes land for development for housing over the Plan period and in the longer term), to the north of Norton Canes (Land to the west of Hednesford Road (S3) safeguarded for future housing delivery on the District) and at Rugeley (Hagley Park Academy, Burnthill Road, Rugeley (SH6)) are located with close to the town or local centres within those settlements. The close proximity of these sites could increase footfall to these local centres, thereby benefiting their viability. Overall, a minor positive effect is therefore expected in relation to SA objective 16: town centres for this policy.

5.200 Most of the sites set out for release from the Green Belt are not located close to designated heritage assets. The exception to this is land to the south of Lichfield Road (SH1) which is close to Grade II Listed New Hall Farmhouse. Land within the site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a significant impact on a designated asset (New Hall Farmhouse). This assessment work identified that retention of the woodland to the south-east of the asset and further screening along the south side of the A5190 could mitigate harm and the site would be able to accommodate a range of architectural styles. The development of this site is required by the site specific policy for this allocation to retain this woodland and therefore it is expected that appropriate mitigation would be achieved. However, as the design of the developments are unknown at this stage there is potential for some residual harm to result in relation to this site and for development across many of the sites to disrupt or enhance the setting of designated and undesignated heritage assets in the District. As such, an uncertain minor negative effect is expected in relation to SA objective 17: historic environment for Policy SO7.7.

Strategic Objective 8: To support a greener future

5.201 This section summarises the SA findings for the policies set out below Strategic Objective 8 in the Pre-Submission document. To ensure that that the sustainability effects of the policies under this strategic objective are presented clearly, they are included below in two groups. The first group of policies relate to zero and low carbon energy, sustainable design and flood risk management and the second group of policies relate to pollution, re-use of previously developed land, mineral reserves and waste management.

5.202 In total eight policies are included to set out the approach of supporting a greener future in the District through the Local Plan, as shown in Table 5.14: Summary of likely sustainability effects for policies relating to zero carbon energy, net zero development, sustainable design and flood risk under Local Plan Strategic Objective 8 (Policies SO8.1 to SO8.4) and Table 5.15: Summary of likely sustainability effects for the remaining policies under Local Plan Strategic Objective 8 (Policies SO8.5 to SO8.8) below. The potential sustainability effects are described below each table.

Greener future policies

- Policy SO8.1: Low and zero carbon energy and heat production
- Policy SO8.2: Achieving net zero carbon development
- Policy SO8.3: Sustainable design
- Policy SO8.4: Managing flood risk

Table 5.14: Summary of likely sustainability effects for policies relating to zero carbon energy, net zero development,

sustainable design and flood risk under Local Plan Strategic Objective 8 (Policies SO8.1 to SO8.4)

SA Objective	Policy SO8.1	Policy SO8.2	Policy SO8.3	Policy SO8.4
SA1: Biodiversity and geodiversity	+	0	+/-?	+
SA2: Pollution	++	++	++	0
SA3: Previously developed land	+	0	+	0
SA4: Climate Change	++	++	++	++
SA5: Flooding	0	0	+	++
SA6: Landscape and townscape	+/-?	0	+/-?	+
SA7: Waste	0	0	++	+
SA8: Sustainable transport	0	0	++	0
SA9: Housing	+/-	+/-	+/-	+/-
SA10: Education	0	0	0	0
SA11: Crime	0	0	0	0
SA12: Health and wellbeing	0	0	+	0

SA Objective	Policy SO8.1	Policy SO8.2	Policy SO8.3	Policy SO8.4
SA13: Recreation	0	0	+	0
SA14: Services and facilities	0	0	+	0
SA15: Economy	+/-	+/-	+/-	+/-
SA16: Town centres	0	0	0	0
SA17: Historic environment	+?	0	-?	0

Description of the likely sustainability effects of the policies for achieving net zero development, sustainable design and the management of flood risk in the District

5.203 Policies SO8.1 to SO8.4 focus on different elements of how the Council, through the Local Plan, will support a greener future in the District. This includes approaches to incorporate low and zero carbon energy production, deliver net zero carbon development, achieve sustainable forms of design and manage flood risk.

5.204 Policy SO8.1: Low and zero carbon energy and heat production is supportive of low carbon and zero carbon energy technologies including solar and wind farms. While these types of technologies may have adverse impacts on biodiversity, landscape character and the settings of heritage assets, the policy requires that individual and cumulative impacts should be acceptable in relation to designated landscapes, heritage assets (including their setting) and the natural environment. Therefore, uncertain minor positive effects are expected in relation to SA objectives 1: biodiversity and geodiversity, 6:

landscape and townscape and 17: historic environment. Given that the policy only requires that new infrastructure of this type considers potential impacts on protected landscapes and not landscape character more generally, a minor negative effect is expected in combination in relation to SA objective 6.

5.205 Policy SO8.3: Sustainable design is supportive of on-site production of low and zero carbon energy and therefore uncertain minor negative effects are recorded in relation to SA objectives 1: biodiversity and geodiversity, 6: landscape and townscape and 17: historic environment. The effects expected in relation to SA objectives 1 and 6 are mixed with minor positive effects given that the policy could help to protect and enhance existing habitats and landscape character by requiring integration of new green and blue infrastructure and contributions to the creation of woodlands and street trees. Minor positive effects are expected also in relation to SA objectives 1: biodiversity and 6: landscape for Policy SO8.4: Managing flood risk. This policy aims to reduce the risk of flooding through natural flood management techniques such as trees and planting and water bodies.

5.206 It is likely that through support for the delivery of low and zero carbon developments and sustainable design, Policies SO8.1 to SO8.3 would support reduced levels of air pollution in the District. This benefit is likely as the District moves away from being reliant on fossil fuels and more efficient use of energy also occurs. As such, significant positive effects are expected in relation to SA objective 2: pollution.

5.207 Minor positive effects are also expected for Policy SO8.1: Low and zero carbon energy and heat production and Policy SO8.3: Sustainable design in relation to SA objective 3: previously developed land. Policy SO8.1 is likely to help promote the re-use of sites used for low and zero carbon infrastructure at the end of their lifetime by ensuring that sites are restored to an acceptable level. As part of the principles for sustainable design at major developments, Sustainability Statements, through Policy SO8.3: Sustainable design, should demonstrate how previously developed land has been used efficiently.

5.208 Policies SO8.1 to SO8.4 are all likely to help the District either adapt to or mitigate the effects of climate change. Policies SO8.1: Low and zero carbon energy and heat production and SO8.2: Achieving net zero carbon development support the use and supply of renewable and low carbon energy and heat at developments within the District. In addition, Policies SO8.3: Sustainable design and SO8.4: Managing flood risk aim to mitigate the effects of climate change through the provision and enhancement of sustainable design measures such as the incorporation of green and blue infrastructure as well as requiring measures to reduce the risk of flooding. Each of these approaches would require developers to meet a more onerous set of standards for new proposals for development. It is expected that all policies under Strategic Objective 8 would contribute substantially to achieving the national target to achieve net zero carbon by 2050. As such, significant positive effects are expected in relation to SA objectives 4: climate change for each of these policies.

5.209 A significant positive effect is expected in relation to SA objective 5: flooding for Policy SO8.4: Managing flood risk. The main aim of the policy is to reduce the risk of flooding through natural and low maintenance flood management techniques and directing development away from areas at risk of flooding. Where development cannot be directed to these areas an Exception Test may be required. Furthermore, all major developments which fall into Flood Zones 2 or 3 should be supported by a Flood Risk Assessment and a strategy to minimize flood risk. In addition, a minor positive effect is expected for Policy SO8.3: Sustainable design in relation to this SA objective. This policy is supportive of the integration of new green and blue infrastructure with SUDs which is likely to reduce flood risk.

5.210 Through Policy SO8.3: Sustainable design, applications for major developments should also demonstrate how they have minimised the use of non-renewable natural resources and maximised the re-use and recycling of materials. Furthermore, new dwellings should have a maximum consumption of water of 110 litres/person/day, thereby helping to reduce water usage in the District. A significant positive effect is therefore expected in relation to SA objective 7: waste. Policy SO8.4: Managing flood risk is supportive of measures which would help to promote the reuse of water and reduce its use. A minor positive effect is therefore expected for this policy in relation to SA objective 7.

5.211 At major developments, Policy SO8.3: Sustainable design requires the incorporation of electric vehicle charging infrastructure as well as active travel routes and provisions for low emissions bus services. A significant positive effect is therefore also expected for this policy in relation to SA objective 8: sustainable transport.

5.212 Mixed minor positive and minor negative effects are expected in relation to SA objectives 9: housing and 15: economy for Policies SO8.1 to SO8.4. Ensuring more energy efficient and climate resilient design will lead to a reduction in costs of maintaining, heating and powering developments. Furthermore, ensuring the incorporation of natural shading and open space could enhance visual amenity, attracting investment to the area. It is expected that these measures will also help to support the delivery of a higher quality of housing stock in the District. However, while technology is developing rapidly, constructing sustainably designed residential and economic development may incur greater upfront costs which may impact upon the delivery rates of housing and economic growth in the Plan area. Furthermore, the delivery of low and zero carbon energy infrastructure may result in some areas being unsuitable for housing delivery. Policy SO8.4: Managing flood risk may also limit the areas in which housing is deemed acceptable due to flood risk.

5.213 The wider support for the enhancement of the role of green and blue infrastructure combined with the provision of opportunities for active travel within Policy SO8.3: Sustainable design is likely to help protect and ensure access to open spaces and facilities for leisure and recreation. It is also likely to help ensure easier access to services and facilities in the District. As such, a minor positive effect is expected in relation SA objectives 12: health and wellbeing, 13: recreation and 14: services and facilities for Policy SO8.3.

Greener future policies

- Policy SO8.5: Avoiding air, water, noise or light pollution and soil contamination
- Policy SO8.6: Brownfield and despoiled land and under-utilised buildings

- Policy SO8.7: Safeguarding mineral reserves
- Policy SO8.8: Managing waste

Table 5.15: Summary of likely sustainability effects for the remaining policies under Local Plan Strategic Objective 8 (Policies SO8.5 to SO8.8)

SA Objective	Policy SO8.5	Policy SO8.6	Policy SO8.7	Policy SO8.8
SA1: Biodiversity and geodiversity	++	0	0	0
SA2: Pollution	++	++	0	0
SA3: Previously developed land	0	++	0	0
SA4: Climate Change	+	+	+	+
SA5: Flooding	+	0	0	0
SA6: Landscape and townscape	+	+	0	0
SA7: Waste	0	0	++	++
SA8: Sustainable transport	0	0	0	0
SA9: Housing	-?	0	0	0

SA Objective	Policy SO8.5	Policy SO8.6	Policy SO8.7	Policy SO8.8
SA10: Education	0	0	0	0
SA11: Crime	0	0	0	0
SA12: Health and wellbeing	++	0	0	+
SA13: Recreation	0	0	0	0
SA14: Services and facilities	0	0	0	0
SA15: Economy	-?	0	0	0
SA16: Town centres	0	0	0	0
SA17: Historic environment	0	0	0	0

Description of the likely sustainability effects of the policies for addressing pollution, supporting the re-use of brownfield land, safeguarding minerals and managing waste in the District

5.214 Policies SO8.5 to SO8.8 focus on different elements of how the Council, through the Local Plan, will support a greener future in the District. This includes approaches to minimising different forms of pollution, making use of previously developed land and safeguarding mineral sites as well as the appropriate management of waste.

5.215 Policy SO8.5: Avoiding air, water, noise or light pollution and soil contamination is expected to have a significant positive effect in relation to SA objectives 1: biodiversity, 2: pollution and 12: human health. The policy directly seeks to minimise all types of pollution (including those relating to soils, air, water, noise and light) from major developments. The policy also explicitly states that development should not result in unacceptable risk or harm to human health or the natural environment either individually or cumulatively. Furthermore, to help minimise the adverse impacts of pollution, the policy is supportive of the implementation of green infrastructure, good design and building layout. In addition to the benefits these measures are likely to promote in terms of the natural environment and health and wellbeing, they will also help reduce the risk of flooding. As such, a minor positive effect is expected in relation to SA objective 5: flooding for Policy SO8.5.

5.216 Promoting the re-use of brownfield land in the District and supporting appropriate opportunities to remediate despoiled land is likely to help limit greenfield land take and address existing issues of pollution in the Plan area. Therefore, a significant positive effect is also expected for Policy SO8.6: Brownfield and despoiled land and under-utilised buildings in relation to SA objective 2.

5.217 A significant positive effect is also expected for Policy SO8.6 in relation to SA objective 3: previously developed land given that the policy seeks to prioritise the use of brownfield land over greenfield land for development proposals. It should be noted that it is likely that brownfield land will support certain types of biodiversity in the District and the redevelopment of these sites could place pressures on particular species. However, development at any location in the District is likely to have some impact on biodiversity and the policy is not expected to result in undue implications for local wildlife.

5.218 Policies SO8.5 to SO8.8 are all expected to have minor positive effects in relation to SA objective 4: climate change. Limiting pollution from vehicular sources is likely to have the added benefit of reducing carbon emissions from these sources. Furthermore, the re-use of existing buildings in the Plan area (as supported by Policy SO8.6) is likely to reduce emissions associated with

embodied carbon. Supporting the recycling (including the recycling of mineral resources) and reduction of waste in line with the waste hierarchy and site waste management plans for major developments is also likely to reduce carbon emissions associated with processes to make new resources available and to dispose of waste. In addition, by protecting greenfield land and incorporating new elements of green infrastructure the natural process of carbon sequestration can be maintained.

5.219 Minor positive effects are expected in relation to SA objective 6: landscape and townscape in relation Policies SO8.5: Avoiding air, water, noise or light pollution and soil contamination and SO8.6: Safeguarding mineral reserves. Policy SO8.5 will help to protect the quality (including tranquillity) of local landscapes by limiting light and noise pollution. Furthermore, bringing brownfield sites back into use in line with Policy SO8.6 and limiting the potential for extensive greenfield land take for development is likely to help benefit the character of the District.

5.220 Through Policy SO8.8, all major development proposals will be expected to follow the waste hierarchy. Waste prevention sits at the top of the hierarchy, with re-using, recycling, other recovery and disposing of waste below this. The policy also requires that proposals for waste management facilities would not have unacceptable direct or indirect impacts on the amenity of existing or proposed neighbouring uses. As such, this policy is likely to help reduce the potential for health and wellbeing of nearby residents to be adversely affected. A significant positive effect is expected in relation to SA objective 7: waste and a minor positive effect is expected in relation to SA objective 12: health and wellbeing for Policy SO8.8. Policy SO8.7: Safeguarding mineral reserves is also expected to have a significant positive effect in relation to SA objective 7: waste. This policy supports the use of secondary and recycled materials in development proposals as an alternative to primary minerals.

5.221 It is noted that the approach of Policy SO8.5: Avoiding air, water, noise or little pollution and soil contamination which would prevent development proposals that would result in individual or cumulative harm to human health or the natural environment could make some locations unsuitable for housing or

employment growth. Therefore, a minor negative effect is recorded for this policy in relation to SA objectives 9: housing and 15: economy. These effects are uncertain given that it is likely that housing and employment land can be identified in other locations to contribute positively to the District's need.

Appraisal findings for the site allocation policies

5.222 This section presents the appraisal of the policies that allocate sites in the District. The IIA presents the appraisal of all sites included in the plan for allocation. Maps showing the location of each of the site allocations are presented in Figure 5.1, below.

5.223 The first column in the appraisal matrix for each site presents the likely sustainability effects for the allocation without any mitigation that might be required through the specific policy that allocates it (i.e. a 'policy-off' appraisal). The site allocation policies are presented to follow the order that they appear in the Pre-Submission Local Plan.

5.224 Where site-specific allocation policies in the Pre-Submission Local Plan include mitigation, this has been reflected in the final column of the appraisal matrix for each site. The effects of other policies in the Pre-Submission Local Plan are not included in the appraisals of individual site allocations; instead, the effects of the Plan as a whole are considered in the Cumulative Effects section.

5.225 Further details of the appraisal of the sites at each settlement are provided in Appendix E. The text below each table sets out details of where the policy could potentially mitigate negative effects and strengthen positive effects of development at the site. Given the level of detail already provided in the individual site assessment matrices, the text below each table focusses on describing where potential changes to the significance of the effects could result when considering the policy requirements.

Strategic housing site allocation policies

Policy SH1

5.226 Land for 700 dwellings, a primary school and community park is allocated south of Lichfield Road, Cannock. The site comprises two parcels, both of which lie within the Green Belt. The first parcel of land, the developable area of the site, was appraised 'policy-off' as site C116(a). This parcel will be released from the Green Belt. The second parcel (appraised 'policy-off' as site C116(b)) is being proposed as a community park to be delivered alongside the residential development. This parcel will be enhanced as part of the Green Belt.

Table 5.16: Summary of sustainability effects for Policy SH1

SA objective	Sites C116(a) and C116(b)	Site considering mitigation in Policy SH1
SA1: Biodiversity and geodiversity	-?	+/-?
SA2: Pollution	--?	--?
SA3: Previously developed land	--	--
SA4: Climate change	0	+
SA5: Flooding	-	0
SA6: Landscape and townscape	-?	0?
SA7: Waste	0	0
SA8: Sustainable transport	+	+
SA9: Housing	++	++

SA objective	Sites C116(a) and C116(b)	Site considering mitigation in Policy SH1
SA10: Education	++?	++?
SA11: Crime	0	0
SA12: Health and wellbeing	+	+
SA13: Recreation	++/-?	++
SA14: Services and facilities	+?	+?
SA15: Employment	+?	0
SA16: Town centres	0	0
SA17: Historic environment	--?	-?

5.227 Policy SH1 requires that the site is developed to provide new native woodland planting on the south western boundary of parcel C116(a). Any proposal for the site should achieve at least 10% biodiversity net gain and be supported by an ecological assessment. Parcel C116(b) is to be retained as a community park with the ecological value of this land to be enhanced with habitat creation in the form of new wet woodland associated with Newlands Brook. The site lies in close proximity to SBIs Hawk's Green Nature Reserve (and dismantled railway), Newlands Brook Fields and Newlands Brook Woodland. The site is also located within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. However, the supporting text of the policy is clear that development will be subject to the adopted charge which supports management of the SAC. The proximity of the site to these designated biodiversity assets is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The requirements of the policy are likely to help mitigate adverse effects relating to biodiversity. However, given the close proximity of the site to a number of local biodiversity designations, which are not specifically addressed through the policy text, some level of adverse effect is still likely and the uncertain minor negative effect previously recorded is still applicable. This is combined with a

minor positive effect given the potential to support habitat connectivity at the new community park to be delivered alongside the residential development.

5.228 The policy requires that the development considers the cumulative impact of Local Plan allocations through a Transport Assessment and Travel Plan and mitigates adverse impacts relating to air quality in the context of the Five Ways junction (where a previously designated AQMA has now been revoked). The site was previously recorded as having an uncertain significant negative effect in relation to SA objective 2: pollution given the potential for loss of Grade 3 agricultural soils within the site. The negative effect also reflects the proximity of the site to Cannock Road (A5190) which could result in new residents being subject to noise pollution. The requirements of the policy will go some way to help limit air pollution result through traffic increases in the area. However, while the policy requires the preservation of the southern part of the site as an undeveloped community park, the land to be developed is primarily greenfield and contains mostly Grade 3 agricultural soils. The potential for residents to be adversely affected by noise pollution also remains. Therefore, the uncertain significant negative effect remains applicable for the site in relation to SA objective 2.

5.229 The development is required by Policy SH1, to include the highest level of building performance standards for cooling, ventilation and energy use and the lowest carbon emissions that can practically and viably be achieved. These requirements will likely support the achievement of net zero development at the site. Therefore, the negligible effect previously recorded for the site in relation to SA objective 4: climate change is updated to a minor positive effect.

5.230 The site is located within Flood Zone 1. However, given that it is predominately greenfield land, its development would result in the proliferation of impermeable surfaces in the District. This is reflected in a minor negative effect in relation to SA objective 5: flood risk. Policy SH1 requires that the development should be supported by Drainage Strategy and should incorporate new or enhanced attenuation ponds and SuDS features. As such, the minor negative effect previously recorded for SA objective 5 is updated to a negligible effect.

5.231 Policy SH1 requires development at the site to be supported by a landscaping strategy and to be designed to minimise the adverse visual impact on the remaining Green Belt land. The development is also required to limit the perception of coalescence between Heath Hayes and Norton Canes. The protection of land within parcel C116b as a community park is likely to help limit impacts on the wider Green Belt and landscape character as housing is delivered in the northern parcel (C116a). The site lies on land with moderate sensitivity to development and this is reflected in the uncertain minor negative effect recorded in relation to SA objective 6: landscape. It is likely that the requirements of the policy will help to mitigate adverse impacts associated with the loss of greenfield land within the Green Belt. As such the uncertain minor negative effect is updated to an uncertain negligible effect. The uncertainty attached reflects the unknown nature of the specific design of any scheme that might come forward for the site.

5.232 Policy SH1 requires that development is to be supported by a Transport Assessment and Travel Plan as well as a phasing strategy and proportionate funding mechanism to deliver necessary infrastructure to address impacts on the local transport network. Within the new community park to the south the existing PRoW is to be retained and new surfaced circular routes created to facilitate recreational use. The transport requirements of the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. Access to services and facilities will also be strengthened by the provision of a new primary school at the site. However, the requirements are not considered substantial enough for a positive effect to be recorded in relation to the promotion of sustainable transport and therefore the minor positive effects previously recorded for the site in relation to SA objective 8: sustainable transport remains applicable. The improved access to local services, in the form of a new primary school, means that the minor positive effect previously recorded in relation to SA objective 14: services and facilities is updated to a significant positive effect. The requirements of the policy to incorporate transport improvements could also support increased connections and numbers of journeys to town centre locations. However, given that the site would not deliver town centre uses within an appropriate location, the negligible effect previously recorded in relation to SA objective 16: town centres also remains applicable.

5.233 Policy SH1 requires the transfer of land and access to accommodate a new primary school. The policy also requires that an odour assessment is undertaken for the site with regards to the nearby landfill site to determine the need for any mitigation relating to the health of residents. The site is located in close proximity to a primary school and a GP surgery but not a secondary school or a hospital and this is reflected in the effects previously recorded for the site in relation to the relevant SA objectives. The requirements of the policy are likely to strengthen the significant positive effect previously recorded for SA objective 10: education. Uncertainty remains attached as access to other nearby educational facilities remains dependent on the availability of school places. However, the requirement relating to the protection of health of residents is not considered to result in a change to the minor positive effect previously recorded in relation to SA objective 12: health.

5.234 The site was previously recorded as having a mixed significant positive and uncertain minor negative effect in relation to SA objective 13: recreation. This reflects the close proximity of the site to a number of open spaces but the potential for the loss of an existing PRow within the site as development occurs. The policy requires that a community park is delivered to the south of the Newlands Lane alongside residential development. It also requires that the existing recreational PRow is protected as part of development of the site. The development should provide new and/or enhanced open space, sports and recreational buildings and land. The requirement to provide a new community park, in particular, will help to strengthen the significant positive effect previously recorded for the site in relation to SA objective 13: recreation, while the requirement to protect the PRow within the site will mitigate the minor negative effect previously recorded, therefore a significant positive effect is now recorded.

5.235 An Employment and Skills Plan demonstrating how the development will contribute to the training and employability of local residents is required by the policy to support the development of the site. This is likely to support the employment prospects of local residents. However, the policy sets out that the development of the site will provide new homes with no employment uses expected. The uncertain minor positive effect previously recorded for the site in relation to SA objective 15: employment reflected the potential for including

employment uses at the site. Given the clarity now provided in the policy regarding the uses to be delivered at the site, a negligible effect is recorded in relation to SA objective 15.

5.236 The site is relatively close to the Grade II Listed New Hall Farmhouse. The Cannock Chase Heritage Impact Assessment noted the potential for this designated heritage asset to be significantly impacted by development within the site. This work recommended that woodland to the south east of the Listed Building should be retained to mitigate harm, which is required through the policy. Therefore, the uncertain significant negative effect previously recorded for the site in relation to SA objective 17: historic environment, is updated to an uncertain minor negative. There is potential for the requirements of the policy to limit the magnitude of any harm resulting in relation to the setting of the identified asset. The minor negative effect now recorded reflects the potential for any residual harm to result given the large area of greenfield Green Belt land that would be developed. The effect remains uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

Policy SH2

5.237 Land for up to 400 dwellings, public open space and access from Wimblebury Road to Cannock Road is allocated east of Wimblebury Road, Heath Hayes at Bleak House, Heath Hayes. The development of the site will also enable the delivery of the Wimblebury Relief Road. The site is proposed to be released from the Green Belt. The site was appraised 'policy-off' as site C279a.

Table 5.17: Summary of sustainability effects for Policy SH2

SA objective	Site C279a	Site considering mitigation in Policy SH2
SA1: Biodiversity and geodiversity	--?	-?
SA2: Pollution	-	-
SA3: Previously developed land	--	--
SA4: Climate change	0	+
SA5: Flooding	-	+
SA6: Landscape and townscape	-?	0?
SA7: Waste	0	0
SA8: Sustainable transport	+	+/-
SA9: Housing	++	++
SA10: Education	+?	+?
SA11: Crime	0	0
SA12: Health and wellbeing	-	+/-
SA13: Recreation	++	++
SA14: Services and facilities	+?	+?
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic environment	--?	--?

5.238 Policy SH2 and its supporting text includes specific reference to the need to protect the Chasewater and Southern Coalfields Heaths SSSI and Cannock Extension Canal SAC as well as nearby local biodiversity sites. The supporting text of the policy is clear that the development will be subject to the adopted charge which supports management of Cannock Extension Canal SAC. A HRA should be undertaken to determine the potential for impacts on the Cannock Extension Canal SAC. The policy also requires that identified adverse effects relating to the Chasewater Heaths and Coalfields SSSI should be mitigated. Any proposal for the site is required by the policy to be supported by an ecological assessment. It should also achieve at least 10% biodiversity net gain. The uncertain negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity reflects the close proximity of the site to the Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. It also reflected the location of the site within the 15km buffer declared around the Cannock Chase SAC within which there is potential for residential development to contribute to recreation pressures at the designation. Given the requirements of the policy to directly address potential effects on these designations, the uncertain significant negative effect is updated to an uncertain minor negative effect. While the policy requires proposals for the site to incorporate new native woodland planting as well as new and/or enhanced open space these requirements are not considered to be of a scale to result in positive effects in relation to SA objective 1.

5.239 The policy requires that the development considers the cumulative impact of Local Plan allocations through a Transport Assessment and Travel Plan and mitigates adverse impacts relating to air quality in the context of the Five Ways junction. The development of the site is to incorporate the delivery of the new Wimblebury Relief Road to help address congestion at this location. The provision of a new relief road will have benefits in terms of addressing local congestion, but may also result in induced demand and increased car use in the area, unless it is delivered to incorporate substantial sustainable transport improvements, such as bus lanes and cycle routes. The site was previously recorded as having a minor negative effect in relation to SA objective 2: pollution given the potential loss of mostly greenfield land as a result of development. While the policy includes supports the redevelopment of brownfield at the site subject to contamination, it will not be possible to entirely

mitigate the loss of greenfield land given the site's composition. Overall, the minor negative effect remains applicable for the site in relation to SA objective 2.

5.240 Policy SH2 is supportive of proposals for the site that make use of suitable brownfield land. Development of this type of land is required by the policy to be supported by an assessment and remediation statement. The site is mostly greenfield and there is likely to be little opportunity to make use of previously developed land, regardless of the requirements of the policy. As such, the significant negative effect previously recorded for the site in relation to SA objective 3: previously developed land, remains applicable.

5.241 The design of the site is required by Policy SH2 to include the highest level of building performance standards for cooling, ventilation and energy use and achieve the lowest carbon emissions that can be practically and viably achieved. These requirements will support the achievement of net zero development at the site. Therefore, the negligible effect previously recorded for the site in relation to SA objective 4: climate change is updated to a minor positive effect.

5.242 The site is located within Flood Zone 1 and is located mainly on greenfield land. The development of this land would result in an increase in impermeable surfaces in the District. This is reflected in a minor negative effect in relation to SA objective 5: flood risk. Policy SH2 requires development at the site to incorporate suitable drainage systems and help with flood mitigation downstream in Norton Canes, subject to a site-specific flood risk assessment. Development at the site should also incorporate new or enhanced attenuation ponds and SuDS features. The requirements of the policy will help mitigate the potential for any adverse effects relating to flood risk at the site as well as at Norton Canes. Given the requirement to benefit flood risk in the surroundings the minor negative effect previously recorded for SA objective 5 is updated to a minor positive effect.

5.243 Policy SH2 requires that development at the site is supported by a landscape strategy and should be delivered to limit the perception of

coalescence between Heath Hayes and Norton Canes and limit impacts upon the settings of both settlements. Planting at the site is to be incorporated to provide visual containment to protect the wider Green Belt. The site lies on land with moderate landscape sensitivity and this is reflected in the uncertain minor negative effect recorded in relation to SA objective 6: landscape. It is likely that the requirements of the policy will help to mitigate adverse effects associated with development at this Green Belt site. Therefore, an updated uncertain negligible effect is expected for the policy in relation to SA objective 6. The uncertainty attached reflects the unknown nature of the specific design of any scheme that might come forward for the site.

5.244 Policy SH2 requires that development is to be supported by a Transport Assessment and Travel Plan as well as a phasing strategy and proportionate funding mechanism to deliver necessary infrastructure to address impacts on the local transport network. New surfaced circular routes created are to be created within the site to facilitate recreational use. The transport requirements of the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. However, the requirements are not considered substantial enough for significant positive effects to be recorded in relation to these issues. Furthermore, the delivery of a new relief road on part of the site may result in induced demand and increased car use in the area, unless it incorporates substantial sustainable transport improvements. Therefore, the minor positive effects previously recorded for the site in relation to SA objectives 8: sustainable transport is combined with a minor negative effect. The uncertain minor positive effect previously recorded in relation to 14: services and facilities remains applicable. The requirements of the policy to incorporate transport improvements could also support increased connections and numbers of journeys to town centre locations. However, given that site would not deliver town centre uses within an appropriate location, the negligible effect previously recorded in relation to SA objective 16: town centres also remains applicable.

5.245 Policy SH2 requires that the development makes an appropriate education contribution, as requested by Staffordshire County Council. The development is to be delivered to provide new and/or enhanced open space as well as recreational walking/cycle routes which is likely to encourage exercise

and healthier lifestyle choices among new residents. The site is close to a primary school but not a secondary school or a GP surgery or hospital and this is reflected in the effects previously recorded for the site in relation to the relevant SA objectives. The requirements of the policy would help to support improved educational attainment in Cannock Chase, however, as no new education provision is to be delivered onsite, the uncertain minor positive effect previously recorded for SA objective 10: education remains applicable. Uncertainty remains attached as access to nearby educational facilities remains dependent on the availability of school places. Given that the requirements of the policy would not address the relationship of the site to existing healthcare facilities but could help to promote healthier lifestyle choices in the area, an updated mixed minor positive and minor negative effect is recorded in relation to SA objective 12: health and wellbeing.

5.246 The significant positive effect previously recorded for the site in relation to SA objective 13: recreation reflects its close proximity to a number of open spaces. The policy requires that development provides new and/or enhanced open space and recreational walking/cycling routes. This may include on site provision and/or improvements to Heath Hayes Park and allotments immediately south of the site. It is expected that the requirements of policy will help to strengthen the significant positive effect previously recorded for the site in relation to SA objective 13: recreation.

5.247 An Employment and Skills Plan demonstrating how the development will contribute to the training and employability of local residents is required by the policy to support to development of the site. This is likely to support the employment prospects of local residents. However, the development of the site is not allocated to incorporate employment land and therefore the negligible effect previously recorded for the site in relation to SA objective 15: employment remains applicable.

5.248 The site is relatively close to the Grade II Listed New Hall Farmhouse. The Cannock Chase Heritage Impact Assessment noted the potential for this designated heritage asset to be significantly impacted by development within the site. This work recommended that woodland to the south east of the Listed

Building should be retained to mitigate harm. Policy SH2 requires that the development form and layout minimises the visual impact on the remaining Green Belt. However, it does not refer to the Listed Building. Therefore, the uncertain significant negative effect previously recorded for the site in relation to SA objective 17: historic environment, remains applicable. The effect remains uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

Policy SH3

5.249 Land for 45 dwellings is allocated at Land to rear of Longford House, Watling Street, Cannock. The site is proposed to be released from the Green Belt. The site has been appraised ‘policy-off’ as site C121.

Table 5.18: Summary of sustainability effects for Policy SH3

SA objective	Site C121	Site considering mitigation in Policy SH3
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	--/+	+/-
SA3: Previously developed land	+	+
SA4: Climate change	0	+
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	+?	+?
SA8: Sustainable transport	0	+
SA9: Housing	++	++

SA objective	Site C121	Site considering mitigation in Policy SH3
SA10: Education	+?	+?
SA11: Crime	0	0
SA12: Health and wellbeing	-	-
SA13: Recreation	++/-?	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic environment	-?	0?

5.250 Policy SH3 requires that the site is developed to protect, conserve and enhance biodiversity and geodiversity of designated sites. Any proposal for the site should be supported by an ecological assessment. It should also achieve at least 10% biodiversity net gain. The nearest designated biodiversity sites are the Lodge Hill SBI approximately 890m south east and the Stowe Pool and Walk Mill Clay Pit SSSI 1km south east of the site. The site is also located within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The requirements of the policy are likely to help mitigate adverse effects relating to biodiversity. However, the policy does not seek to address the adverse effect recorded in relation to impacts on the Cannock Chase SAC. Therefore, the uncertain minor negative effect previously recorded for the site in relation to SA objective 1 remains applicable.

5.251 The policy states that the development of the site may be required to be supported by an Air Quality Assessment and a Travel Assessment. The site was previously recorded as having an uncertain significant negative effect in

relation to SA objective 2: pollution given its close proximity to the A5 (which could result in new residents being affected by noise pollution) and the potential for increased traffic within the AQMA along Watling Street to the west of the site. This was combined with a minor positive effect as the site is located mainly on brownfield land. The requirements of the policy will go some way to help mitigate increases in local traffic levels and the intensification of air pollution within the AQMA along Watling Street as new development is occupied. However, it is likely that some increase in travel to the site by car will occur (particularly during the construction phase where HGV traffic is unlikely to be avoided) regardless of the policy requirements. The potential for residents to be adversely affected by noise pollution at the site remains. Therefore, a mixed minor positive and minor negative effect is expected in relation to SA objective 2: pollution.

5.252 The development of the site is also required by Policy SH3 to be supported by an assessment and remediation statement where there is potential for contamination. The appraisal of the site in relation to SA objective 3: previously developed land reflects its status as a predominately brownfield site and a minor positive effect was recorded. The policy will support an efficient use of land resources in the District but would not increase the amount of brownfield land that might be developed and therefore the minor positive effect recorded in relation to SA objective 3 remains applicable.

5.253 The design of the site is required by Policy SH3 to include the highest level of building performance standards for cooling, ventilation and energy use. These requirements will likely support the achievement of net zero development at the site. Therefore, the negligible effect previously recorded for the site in relation to SA objective 4: climate change is updated to a minor positive effect.

5.254 The site is located within Flood Zone 1 and is located mainly on brownfield land. This is reflected in a negligible effect in relation to SA objective 5: flood risk. Policy SH3 requires that the retention of open watercourses should be considered as part of the development which could help to limit increases in flood risk in the area. Furthermore, a flood risk assessment and drainage strategy is required by the policy to demonstrate that the proposals will not

increase the risk of flooding. As such, the negligible effect previously recorded for SA objective 5 remains applicable.

5.255 Policy SH3 requires development at the site to be designed to consider its impact upon the remaining Green Belt land, to provide a more considered approach to the urban edge and to preserve and enhance any natural boundary landscape features. The site lies on land characterised as urban. This is reflected in the uncertain negligible effect previously recorded in relation to SA objective 6: landscape. It is likely that the requirements of the policy will help to mitigate adverse effects associated with the loss of land within the Green Belt. There is also potential for improvements to local character as the brownfield site is redeveloped. However, it is considered that the requirements of the policy are not of a scale to result in a positive effect and the negligible effect previously identified remains applicable. The uncertainty attached reflects the unknown nature of the specific design of any scheme that might come forward for the site.

5.256 The uncertain minor positive effect previously recorded for the site in relation to SA objective 7: waste reflects the location of the site on mostly brownfield land where there may opportunities to make use of onsite materials as part of development. The policy requires that development of the site is supported by an assessment and remediation statement, where it is considered that contamination is likely. While this requirement of the policy will support safe reuse of land at the site, it is not of a scale to result in a significant positive effect relating to waste management. Therefore the uncertain minor positive effect remains applicable.

5.257 The policy requires that the development of the site is supported by a Travel Statement and should promote active travel by providing new or enhanced cycle and footpath linkages. These requirements are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. The negligible effect previously recorded for the site in relation to SA objective 8: sustainable transport is therefore updated to a minor positive effect. The significant positive effect is relation to SA objective 14: services and facilities remains applicable. The requirements of the

policy to incorporate transport improvements could also support increased connections and numbers of journeys to town centre locations. However, given that the site would not deliver town centre uses within an appropriate location, the negligible effect previously recorded in relation to SA objective 16: town centres also remains applicable.

5.258 The site was previously recorded as having a mixed significant positive and uncertain minor negative effect in relation to SA objective 13: recreation. This reflects the close proximity of the site to a number of open spaces but the potential for the loss of existing open space within the site as development occurs. The north east corner of the site at Wellington Drive contains housing amenity land. Policy SH3 requires that the development provides new/enhances open space to meet locally defined minimum standards. The site must be delivered to ensure that appropriate mitigation is achieved to compensate for the loss of Green Belt land. It is expected that these requirements will mitigate the minor negative effect previously recorded and therefore only the significant positive effect expected in relation to SA objective 13: recreation remains applicable.

5.259 The site is located in close proximity to the Grade II Listed Building, Longford Lodge, to the east. The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact this designated heritage asset. However, locating the access on Wellington Drive and retaining planting to the north-east of the asset will minimise harm. Furthermore, the site is described as not playing an active role in the asset's setting. The policy requires that the development conserves and enhances the setting of Longford Lodge and non-designated Longford House, with the planting along the former drive associated with these buildings to be retained and enhanced as needed for screening purposes. The policy is also clear that access to the site should be achieved from Wellington Drive. As such, the policy sets out strong mitigation in relation to potential effects on the heritage asset in question. The uncertain minor negative effect previously identified in relation to SA objective 17: historic environment is updated to an uncertain negligible effect. The effect remains uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

Policy SH6

5.260 Land for 145 dwellings is allocated at the Former Hart School, Burnthill Road, Rugeley (Hagley Park). The southern part of the site lies within the Green Belt and is proposed to be released from this designation. The site has been appraised ‘policy-off’ as site R221.

Table 5.19: Summary of sustainability effects for Policy SH6

SA objective	Sites R221	Site considering mitigation in Policy SH6
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+/-?	+/-?
SA3: Previously developed land	++	++
SA4: Climate change	0	+
SA5: Flooding	0	0
SA6: Landscape and townscape	--?	-?
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	+++?	+++?
SA11: Crime	0	0
SA12: Health and wellbeing	+	+
SA13: Recreation	++/-?	++
SA14: Services and facilities	++	++

SA objective	Sites R221	Site considering mitigation in Policy SH6
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic environment	-?	-?

5.261 Policy SH6 requires that development of the site is supported by an ecological assessment and incorporates suitable ecological mitigation and/or compensatory measures. Development is also required by the policy to achieve at least 10% biodiversity net gain. A BAS, Slitting Mill Brook, lies approximately 120m west of the site. The site is also located within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. The close proximity of these biodiversity assets are reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy does not include requirements to address the specific sensitivities of the site in relation to its close proximity to local biodiversity assets as well as its location within the buffer for the Cannock Chase SAC. Therefore, the uncertain minor negative effect previously recorded in relation to SA objective 1 remains applicable.

5.262 The policy requires that development of the site with potential for contamination is supported by a remediation assessment and statement. The significant positive effect previously recorded for the site in relation to SA objective 3: previously developed land reflects its status as a predominately brownfield site. While the policy would not result in an increase in the amount of brownfield land that might be developed at this location, it is expected to support the safe reuse of brownfield land and could strengthen the significant positive effect recorded.

5.263 The design of the site is required by Policy SH6 to include the highest level of building performance standards for cooling, ventilation and energy use and the lowest levels of carbon emissions that can be practically and viably

achieved. These requirements will likely support the achievement of net zero development at the site. Therefore, the negligible effect previously recorded for the site in relation to SA objective 4: climate change is updated to a minor positive effect.

5.264 The site is located within Flood Zone 1. Given that it also includes a large area of brownfield land, its development is not expected to result in a substantial increase in impermeable surfaces which might otherwise cause an increase in local flood risk. This is reflected in the negligible effect previously recorded in relation to SA objective 5: flood risk. Policy SH6 requires that new or enhanced attenuation ponds or SuDS features are provided within the site, subject to the findings of a site-specific flood risk assessment. These requirements would further reduce the potential for adverse effects resulting in relation to flood risk and therefore the negligible effect remains applicable.

5.265 Policy SH6 requires that development at the site is supported by a landscaping strategy to minimise adverse visual impacts on the remaining Green Belt. The development should take existing defining features of the landscape into account. The site is located in an area identified as having moderate landscape sensitivity. It is also located within 600m of the Cannock Chase National Landscape. This is reflected in the uncertain significant negative effect recorded in relation to SA objective 6: landscape. It is likely that the requirements of the policy will provide some mitigation in relation to adverse impacts associated with the removal of the undeveloped southern portion of the site from the Green Belt and its close proximity to the National Landscape. However, the policy requirements are not considered to be of a scale to mitigate all adverse effects relating to the landscape. As such, the uncertain significant negative effect previously recorded for the site is updated to a minor uncertain negative effect. The uncertainty attached reflects the unknown nature of the specific design of any scheme that might come forward for the site.

5.266 Policy SH6 requires that the development should be supported by a Transport statement to promote active travel and should provide new or enhanced cycle and footpath linkages. While the sustainable transport improvements required through the policy are relatively minor they are likely to

help support some degree of modal shift in the Plan area as well as a modest level of improvement in terms of access to services and facilities for residents at the site and in the surroundings. The requirements could strengthen the existing significant positive effects previously recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities which reflect the site's close proximity to bus stops and to Rugeley railway station as well as Rugeley town centre. The requirements of the policy to incorporate transport improvements could also support increased connections and numbers of journeys to town centre locations. However, given that site would not deliver town centre uses within an appropriate location, the negligible effect previously recorded in relation to SA objective 16: town centres remains applicable.

5.267 Policy SH6 requires that the development makes an appropriate education contribution, as requested by Staffordshire County Council. The significant positive effect previously recorded for the site in relation to SA objective 10: education reflects the sites close proximity to a primary and secondary school. There is potential for this positive effect to be strengthened slightly by the contributions required by the policy. Uncertainty remains attached as access to nearby educational facilities remains dependent on the availability of school places.

5.268 The site was previously recorded as having a mixed significant positive and uncertain minor negative effect in relation to SA objective 13: recreation. This reflects the close proximity of the site to a number of open spaces but also the potential for the loss of the existing institutional open space within the site. The policy requires that provision is made for new or enhanced open space sports and recreational land including playing fields and allotments to meet local standards. The development of the site should also deliver enhanced connections to PRoWs, including to the Cannock Chase Heritage Trail and Hagley Park. These requirements are likely to strengthen the existing significant positive effect recorded in relation to SA objective 13. This requirement is also likely to help compensate for loss of existing open space within the site which is recognised as forming part of the school grounds which would be replaced as part of the development. As such, the mixed significant positive and uncertain minor negative effect is updated to a significant positive effect.

5.269 An Employment and Skills Plan demonstrating how the development will contribute to the training and employability of local residents is required by the policy to support the development of the site. This is likely to support the employment prospects of local residents. However, the development of the site is not allocated to incorporate employment land and therefore the negligible effect previously recorded for the site in relation to SA objective 15: employment remains applicable.

5.270 The site is located in relatively close proximity to Sheepfair/Bow Street Conservation Area and Rugeley Town Centre Conservation Area as well as Grade II Listed Grotto although the existing road network and undeveloped woodland lies between the site and these heritage assets. While the requirements of the policy for development to be supported by a landscape strategy and to minimise adverse visual impact on the remaining Green Belt are likely to help protect the setting of heritage assets in the surrounding area, the policy does not include any specific reference to the protection of the historic environment. Therefore, the uncertain minor negative effect previously recorded for the site in relation to SA objective 17: historic environment remains applicable. The effect remains uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

Policy SM1

5.271 Land for 1,000 dwellings is allocated in Cannock Chase at the former Rugeley Power Station. The sites fall partly within Lichfield District and the site is to deliver up to 2,300 dwellings across its entirety. It will also incorporate up to 5 hectares of employment land, new local services and facilities and a new all through school. The site has been appraised 'policy-off' as site R127.

Table 5.20: Summary of sustainability effects for Policy SM1

SA objective	Site R127	Site considering mitigation in Policy SM1
SA1: Biodiversity and geodiversity	-?	+
SA2: Pollution	+/-?	+/-?
SA3: Previously development land	++	++
SA4: Climate change	0	+
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	+	+
SA8: Sustainable transport	+	++
SA9: Housing	++	++
SA10: Education	++/-?	+++?
SA11: Crime	0	0
SA12: Health and wellbeing	-	+
SA13: Recreation	++/-?	++
SA14: Services and facilities	+	++
SA15: Economy	++/-	++/-
SA16: Town centres	0	+
SA17: Historic Environment	0?	0?

5.272 The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. It is not close to any national or local biodiversity designations. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The supporting text of the policy is clear that the development of the site will be subject to the adopted change which supports management of the SAC which is likely to mitigate adverse effect relating to this designation. Policy SM1 also requires development proposals to be supported by a Habitat Management Plan, Construction Environment Management Plan and an Ecological Management Plan to protect habitats within and in the immediate vicinity of the site. The development of the site is required to achieve biodiversity net gain of 20%, which is noted to be a particularly ambitious level of gain. As such, an updated uncertain minor positive effect is recorded in relation to SA objective 1.

5.273 Policy SM1 requires proposals to be supported by a Design and Access Statement that includes a Sustainability Statement to outline how the development will achieve Net Zero Carbon Development, maximise opportunities for on-site production and use of low and zero carbon energy and heat and incorporate, and/or link to, low and zero carbon energy and heat systems. The policy also requires development to be designed to be resilient to the effects of climate change. These measures are likely to enable potential development to adapt to the impacts of, and minimise factors contributing to, climate change. As such, the negligible effect previously recorded for the site in relation to SA objective 4: climate change is updated to a minor positive effect.

5.274 The development of the site is required by the policy to incorporate new or enhanced attenuation ponds and SuDS features within the greenspace to provide suitable drainage systems on the site, subject to the findings of a site-specific flood risk assessment. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding. The northern portion of the site lies within flood zone 3, however the majority of the site falls outside of higher risk flood areas and the site contains mostly brownfield land. The requirements of the policy are likely to help limit the potential for any residual adverse effects relating to flood risk at the site but are not of a scale to result in improvements in

this regard for the surroundings. Therefore, the negligible effect previously recorded for the site in relation to SA objective 5 remains applicable.

5.275 Policy H20 requires that development at the site is supported by a landscaping framework and planting strategy to ensure that existing assets are retained and green infrastructure is incorporated at the site. These requirements are likely to help limit any adverse effects relating to the landscape character of the area. An uncertain negligible effect was previously recorded for the site in relation to SA objective 6: landscape and townscape given that it falls on urban land and is not close to the National Landscape. The requirements of the policy are not considered to be of a scale to result in substantial improvements to local landscape character (for example through the delivery of development that is required to act as an improved gateway to the town or to improve the relationship of the settlement edge with the surrounding countryside). Therefore, the uncertain negligible effect recorded in relation to SA objective 6 remains applicable.

5.276 A range of mitigation measures relating to transport are included in the policy, including the provision of a comprehensive network of pedestrian, cycle and vehicular routes to connect to, and integrate with, existing development and facilities. This is to include improved links to the nearest train stations. The sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. However, the potential for supporting modal shift at the site is likely to be partially offset by the incorporation of car parking at the site.

5.277 The development to be provided is to incorporate new local services and facilities at convenient hubs and a new school facility. The incorporation of these uses will not only support improved access to services for those in the area, but delivering these uses alongside new housing and employment land will support a degree of self-containment in the area, potentially reducing the need for residents to travel longer distances. Furthermore, as required by the policy, improved links to Rugeley Town Centre could support higher numbers of journeys being made to this area. As such the minor positive effect previously

recorded for the site in relation to SA objectives 8: sustainable transport is strengthened to a significant positive effect. Given that new hubs of services and facilities would be delivered and there is potential to support increased access to Rugeley Town Centre the negligible effect previously identified in relation to SA objective 16: town centres is updated to a minor positive effect. The uncertain minor positive effect previously identified for SA objective 14: services and facilities reflecting its proximity to Brereton Local Centre, would also be strengthened to a significant positive effect given the policy's requirement to deliver new services at the site.

5.278 The requirements of the policy to provide new school facilities will help enhance local education provision in Cannock Chase. The mixed significant positive and minor negative effect previously recorded for the site in relation to SA objective 10: education reflected the lack of existing school facilities close to the site. Given the new school facilities to be delivered at the site, the effect is updated to a significant positive only. The significant positive effect is uncertain given that there is no certainty that the on-site provision will be an all through school, so off-site travel may still be needed to access a secondary school, the closest of which is located more than 1km from the site at Hagley Park Academy. The requirement for the development of the site to be supported by an appropriate contribution to health service provision, that is to support an on-site dentist and improvements at Brereton GP surgery which is around 800m from the site, means that the minor negative effect previously recorded in relation to SA objective 12: health and wellbeing is updated to a minor positive effect. The site would still not be close to a hospital.

5.279 The policy also requires development to provide numerous facilities for sport and recreation including a Multi-Use Games Area (MUGA) and a 3G sports pitch. As such, the mixed significant positive and minor negative effect in relation to SA objective 13: recreation is updated to a significant positive effect. The minor negative effect previously identified reflected the potential loss of open space that would result from the development, however, given the certainty now provided in relation to open space to be provided within the site, a significant positive effect is applicable.

5.280 Policy SM1 requires that development consider Rugeley Power Station Development Brief SPD, which highlights various historic assets in the vicinity of the site that could potentially be affected by the development. Previously, an uncertain negligible effect was recorded for the site in relation to SA objective 17: historic environment given that it was screened out of the heritage impact assessment work commissioned by the Council. The requirements of the policy are likely to mitigate any residual effects relating to the historic environment but are not of a scale to result in any benefits in this regard. The effect is uncertain given that impacts are dependent on the precise design of any scheme that might be implemented for the site, which is presently unknown.

Strategic employment site allocation policies

Policy SE1

5.281 Land is allocated for employment use at Kingswood Lakeside Extension 2, Norton Canes. The land has been appraised ‘policy-off’ as site CE18. The site is to be developed to provide up to 500,000sqm of employment floorspace with a new community park to be incorporated using much of the remaining area of land. The site would be released from the Green Belt.

Table 5.21: Summary of sustainability effects for Policy SE1

SA objective	CE18	Site considering mitigation in Policy SE1
SA1: Biodiversity and geodiversity	-?	+
SA2: Pollution	--?	--?
SA3: Previously developed land	-	-
SA4: Climate change	0	+

SA objective	CE18	Site considering mitigation in Policy SE1
SA5: Flooding	-	0
SA6: Landscape and townscape	-?	0?
SA7: Waste	0	0
SA8: Sustainable transport	-	-
SA9: Housing	0	0
SA10: Education	0	0
SA11: Crime	0	0
SA12: Health and wellbeing	0	+
SA13: Recreation	++	++
SA14: Services and facilities	--	-
SA15: Employment	+	++
SA16: Town centres	0	0
SA17: Historic environment	-?	-?

5.282 The site is adjacent to the Kingswood Pool and Marsh Site of Biological Importance to the west. Therefore, given that development could result in habitat disturbance and fragmentation, an uncertain minor negative effect was previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy requires a substantial portion of the site to be safeguarded for use as a new community park with enhancements of existing habitats and ecological features. Furthermore, the policy includes the commitment to provide a minimum 10% biodiversity net gain as part of any development. Given the requirements of the policy to incorporate substantial new open space and achieve biodiversity net gain, it is expected that potential adverse effects relating to biodiversity would be mitigated and enhancements

could be achieved. Therefore, the uncertain minor negative effect is updated to an uncertain minor positive effect in relation to SA objective 1.

5.283 The site takes in areas of Grade 3 agricultural land and this is reflected in the uncertain significant negative effect recorded in relation to SA objective 2: pollution. Policy SE1 requires that development within the site on previously developed land and which may be subject to contamination will need to be supported by an assessment and remediation statement. However, the composition of the site means that the potential to limit the development of higher value soils is limited. As such, the uncertain significant negative effect previously identified in relation to SA objective 2, remains applicable.

5.284 As described above, the development of the site is also required by Policy SE1 to support soil remediation. The appraisal of the site in relation to SA objective 3: previously developed land reflects its status as a predominately greenfield site and a significant negative effect is recorded. Given the undeveloped nature of the site, it is not expected that the requirements of the policy would mitigate adverse effects relating to loss of greenfield land and therefore the minor negative effect remains applicable.

5.285 The development of the site is required by Policy SE1, to maximise opportunities for on-site production and use of low and zero carbon energy and heat. It should also be designed to be resilient to the effects of climate change. These requirements will likely support the achievement of low carbon development and climate adaptation at the site. Therefore, the negligible effect previously recorded for the site in relation to SA objective 4: climate change is updated to a minor positive effect.

5.286 The site is located within Flood Zone 1. However, given that it is predominately greenfield land, its development would result in the proliferation of impermeable surfaces in the District. This is reflected in a minor negative effect in relation to SA objective 5: flood risk. Policy SE1 requires development at the site to incorporate new or enhanced attenuation ponds and SuDS features, subject to a site-specific flood risk assessment. As such, the minor

negative effect previously recorded for SA objective 5 is updated to a negligible effect.

5.287 Policy SE1 requires development at the site to be designed and landscaped to limit the perception of coalescence between Heath Hayes and Norton Canes and to minimise adverse impacts on the settings of both settlements. A landscaping strategy should be prepared to minimise adverse visual impact on the remaining Green Belt. It is expected that the incorporation of a new community park alongside the employment development will help to integrate the site with the surrounding countryside. The site lies on land with moderate sensitivity to development and this is reflected in the uncertain minor negative effect recorded in relation to SA objective 6: landscape. It is likely that the requirements of the policy will help to mitigate adverse impacts associated with the loss of greenfield land within the Green Belt, including limiting the potential for coalescence between the settlements of Norton Canes and Cannock. As such, the uncertain minor negative effect recorded in relation to SA objective 6 is updated to an uncertain negligible effect. The uncertainty attached reflects the unknown nature of the specific design of any scheme that might come forward for the site.

5.288 The development is required by Policy SE1 to be supported by a transport assessment and travel plan. The policy requires that car parking is provided at the site alongside infrastructure for electric vehicle charging. The site is to be supported by the provision of new walking and cycling routes as well as a new bus stop, subject to viability. The sustainable transport requirements set out in the policy are likely to help support modal shift to some degree as well as improved access to services and facilities for users of the site, particularly outside of working hours and during breaks. However, the potential for supporting modal shift among workers is likely to be offset by the incorporation of car parking at the site. Previously, minor negative and significant negative effects were recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities, respectively. No change is expected to the effect expected in relation to SA objective 8, given the likelihood of a high proportion of trips being made by car, particularly given the lack of existing public transport nodes close to the site and its location some distance from the developed areas of larger settlements. However, the

mitigation required may support improved access to the developed areas of the District where more services and facilities presently exist. This results in an updated minor negative being recorded in relation to SA objective 14, whereas the significant negative effect previously recorded reflected the site's relative isolation from these developed areas. The requirements of the policy could also support increased connections to and visits being made to Norton Canes Local Centre in particular, however, given that site would not deliver town centre uses within an appropriate location, the negligible effect previously recorded in relation to SA objective 16: town centres, remains applicable.

5.289 The incorporation of a new community parkland as part of the design of the development is likely to benefit the health and wellbeing of employees at this location. This provision may be used by employees for physical recreation during break times and before and after work. As such, a minor positive effect is expected in relation to SA objective 12: health and wellbeing. This type of provision is also likely to strengthen the significant positive effect already recorded in relation to SA objective 13: recreation. The site is also close to a number of existing open spaces that employees and site visitors could make use of, including semi-natural open space and a green link beyond Norton Lane.

5.290 Policy SE1, sets out that the development of the site should be supported by an Employment and Skills Plan to demonstrate how it will contribute to the training and employability of local residents. This is likely to support the upskilling of residents. As such, the minor positive effect previously recorded for the site in relation to SA objective 15: employment is updated to a significant positive effect.

5.291 The site is reasonably close to the Grade II Listed Building, Church of St James the Great, which is less than 600m away. It is also located within an area identified as being of moderate value in terms of other heritage assets. There is potential for development to have adverse impacts on setting of heritage assets in the surroundings. The policy does not directly address potential impacts upon the historic environment. Development is required by the policy to minimise the adverse visual impact on the remaining Green Belt land in the surroundings

which may help to limit potential impacts on local setting. However, given that there is no direct requirement in the policy for development to consider potential impacts on the historic environment, the uncertain minor negative effect previously recorded for the site remains applicable.

Policy SE2

5.292 Land is allocated for employment use at Watling Street Business Park Extension, Watling Street, Norton Canes. The site will be released from the Green Belt. The site has been appraised 'policy-off' as site NE12.

Table 5.22: Summary of sustainability effects for Policy SE2

IIA objective	Site NE12	Site considering mitigation in Policy SE2
SA1: Biodiversity and geodiversity	--?	-?
SA2: Pollution	--	--
SA3: Previously developed land	-	-
SA4: Climate change	0	+
SA5: Flooding	-	0
SA6: Landscape and townscape	-?	0?
SA7: Waste	0	0
SA8: Sustainable transport	-	-
SA9: Housing	0	0
SA10: Education	0	0
SA11: Crime	0	0

IIA objective	Site NE12	Site considering mitigation in Policy SE2
SA12: Health and wellbeing	0	0
SA13: Recreation	++	++
SA14: Services and facilities	--	-
SA15: Employment	+	++
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.293 The site’s proximity to the Cannock Extension Canal SAC as well as a number of SBIs (including Wyrley Common, Watling Street and the rough grassland south of A5) is reflected in the uncertain significant negative effect previously identified for the site in relation to SA objective 1: biodiversity and geodiversity. The requirements of the policy include the achievement of at least 10% biodiversity net gain as well as the undertaking of an ecological impact assessment and a HRA in relation to the Cannock Extension Canal SAC with development specifically required to address the potential for impacts on water quality relating to this designated site. Therefore, the effect is updated to a minor negative uncertain effect.

5.294 The development of the site is required by Policy SE2, to maximise opportunities for use of low and zero carbon energy and heat and should seek to incorporate and/or link, to low and zero carbon energy and heat systems. It should also be designed to be resilient to the effects of climate change. These requirements will likely support the achievement of low carbon development and climate adaptation at the site. Therefore, the negligible effect previously recorded for the site in relation to SA objective 4: climate change is updated to a minor positive effect.

5.295 The site is located within Flood Zone 1. However, given that it is predominately greenfield land, its development would result in the proliferation

of impermeable surfaces in the District. This is reflected in a minor negative effect in relation to SA objective 5: flood risk. Policy SE2 requires development at the site to incorporate new or enhanced attenuation ponds and SuDS features, subject to a site-specific flood risk assessment. As such, the minor negative effect previously recorded for SA objective 5 is updated to a negligible effect.

5.296 Policy SE2 requires development at the site to be supported by a landscaping strategy to minimise adverse visual impact on the remaining Green Belt. The site lies on land with moderate sensitivity to development and this is reflected in the uncertain minor negative effect recorded in relation to SA objective 6: landscape. It is likely that the requirements of the policy will help to mitigate adverse impacts associated with the loss of greenfield land within the Green Belt. As such, the uncertain minor negative effect previously recorded in relation to SA objective 6: landscape is updated to a negligible effect. The uncertainty attached reflects the unknown nature of the specific design of any scheme that might come forward for the site.

5.297 The policy requires that the development provides a network of pedestrian, cycle and vehicular ways to connect to the existing employment site and surrounding area. Furthermore, the site is to be developed to incorporate new vehicle parking, 20% of which should support charging for electric vehicles. This is not expected to support significant modal shift away from journeys made by private vehicle. The location of the site separated from the Norton Canes by the A5 and M6 Toll Road in many places is likely to mean many journeys will be made by car. As such, the minor negative effect identified for the site in relation to SA objective 8: sustainable transport remains applicable. However, the mitigation required could result in improved access to local facilities by the network of improved routes incorporated. Therefore, the significant negative effect previously recorded for the site in relation to SA objective 14: services and facilities is updated to a minor negative effect. The requirements of the policy could also support increased levels of footfall within Norton Canes Local Centre in particular, however, given that site would not deliver town centre uses within an appropriate location, the negligible effect previously recorded in relation to SA objective 16: town centres, remains applicable.

5.298 Through Policy SE2, development of the site should be supported by an Employment and Skills Plan to demonstrate how it will contribute to the training and employability of local residents. This is likely to support the upskilling of residents. As such, the minor positive effect previously recorded for the site in relation to SA objective 15: employment is updated to a significant positive effect.

The site was screened out of the heritage impact assessment work commissioned by the Council. The policy does not directly address potential impacts upon the historic environment. Similar to Policy SE1, development is required by Policy SE2 to minimise the adverse visual impact on the remaining Green Belt land in the surroundings which may help to address potential impacts on local setting. However, given that there is no direct requirement in the policy for development to consider potential impacts on the historic environment, the uncertain negligible effect previously recorded for the site remains applicable.

Other site allocation policies

Policy SA1

5.299 Policy SA1 identified the sites allocated for development over the plan period, beyond the strategic housing and employment site allocations appraised in the preceding sections of this report. The list of sites includes three categories of site:

- Sites that are presently under construction.
- Sites that already have planning permission, are already allocated or have a resolution to grant planning permission.
- Sites which have been assessed as suitable through the Cannock Chase District Development Capacity Study (2023) and Site Selection Methodology 2023 and which are also considered as able to be developed during the plan period.

5.300 The potential effect of sites that are under construction are taken as the baseline situation for the appraisal of the potential effects of development over the plan period in this report. The potential effects of the sites that have planning permission, are already allocated or have a resolution to grant planning permission has been reflected in the appraisal of Policies SO3.1: Provision of New Homes and SO4.2: Provision of New Employment Sites and are not repeated at this point of the report.

5.301 The list of sites from the Development Capacity Study are supported by individual site allocation policies, the appraisal of which is presented individually below.

Policy H29

5.302 Land for 80 dwellings is allocated at Pye Green Road, Hednesford. The site has been appraised ‘policy-off’ as site C488.

Table 5.23: Summary of sustainability effects for Policy H29

SA objective	Site C488	Site considering mitigation in Policy H29
SA1: Biodiversity and geodiversity	-?	0?
SA2: Pollution	--?	--?
SA3: Previously developed land	--	--
SA4: Climate change	0	0
SA5: Flooding	-	0
SA6: Landscape and townscape	--?	-?
SA7: Waste	0	0

SA objective	Site C488	Site considering mitigation in Policy H29
SA8: Sustainable transport	+	+
SA9: Housing	++	++
SA10: Education	++?	++?
SA11: Crime	0	0
SA12: Health and wellbeing	-	-
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.303 Policy H29 requires that proposals for the site are designed to incorporate existing hedgerows, trees and watercourses. Furthermore, development of the site should provide suitable ecological mitigation and compensatory measures. The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. Policy H29 requires that the design of the development of the site should be respectful of this designation. Therefore, the uncertain minor negative effect previously recorded for the site in relation to SA objective 1 is updated to uncertain negligible effect. While the requirements of the policy relating to ecology are likely to help mitigate effects relating to the SAC, they are not considered to be of a scale to result in substantial biodiversity enhancements.

5.304 As the site lies in Flood Zone 1 on greenfield land, development will likely lead to an increase in impermeable surfaces, with the potential to increase local

flood risk. Policy H29 requires the incorporation of new or enhanced attenuation ponds and SuDS features to deliver appropriate drainage systems, subject to the findings of a site-specific flood risk assessment. These types of requirements are likely to help mitigate any potential for increased flood risk at the site that might result from the proliferation of impermeable surfaces. Therefore, the minor negative effect previously recorded for the site in relation to IIA objective 5: flooding is updated to a negligible effect.

5.305 The site is located in relatively close proximity to the Cannock Chase National Landscape and it lies within an area which is assessed as having moderate landscape sensitivity. Policy H29 requires the design of the development to be respectful of the National Landscape designation. Furthermore, the development should incorporate landscaping and planting to provide a buffer towards the wider countryside. These requirements are likely to help limit any adverse effects relating to the setting of the National Landscape and the landscape character of the area. Therefore, the uncertain significant negative effect previously recorded for the site in relation to SA objective 6: landscape is updated to an uncertain minor negative effect.

5.306 The policy requires the creation of new or enhanced active travel linkages, including to the adjacent local services. The requirements relating to active travel set out in the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. These requirements could also support higher levels of higher numbers of journeys being made to the town centres of Cannock Chase. However, the requirements set out are not considered to be of a scale as to improve upon the minor positive, significant positive and negligible effects previously recorded for the site in relation to SA objectives 8: sustainable transport, 14: services and facilities and 16: town centres, respectively.

5.307 Development at the site is required by the policy to be supported by an appropriate contribution to education in line with the recommendations of Staffordshire County Council. The specifics of the contribution are not set out in the policy. The policy requirements are not considered to be of scale to result in a change to the effect previously recorded for the site in relation to SA objective

10: education. As such, the uncertain significant positive effect previously recorded for the site, given its close proximity to a number of primary schools and a sixth form academy, remains applicable.

Policy M1

5.308 Land for 70 dwellings is allocated at Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock. The site has been appraised ‘policy-off’ as site C504.

Table 5.24: Summary of sustainability effects for Policy M1

SA objective	Site C504	Site considering mitigation in Policy M1
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	+?
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++/-
SA9: Housing	++	++
SA10: Education	++?	++?
SA11: Crime	0	0

SA objective	Site C504	Site considering mitigation in Policy M1
SA12: Health and wellbeing	++	++
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	++	++
SA17: Historic environment	--?	-?

5.309 The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. It is not close to any local or national biodiversity designations. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. Policy M1 requires that proposals for the site provide soft landscaping such as street trees and green roofs and enhancement features for wildlife where appropriate. The policy does not seek to address potential impacts relating to the SAC. Therefore, the uncertain minor negative effect previously recorded in relation to SA objective 1 remains applicable.

5.310 Given that the site lies in Flood Zone 1 on brownfield land, there is reduced potential for development to contribute to local flood risk. Policy M1 requires the incorporation of suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site. These types of requirements are likely to help mitigate any residual impacts relating to flood risk but are not expected to substantially address any issues relating to flood risk in the surroundings. Therefore, the negligible effect previously recorded for the site in relation to IIA objective 5: flooding remains applicable.

5.311 The policy requires that development within the site delivers new or enhanced cycle and footpath linkages. The development should also contribute

to a crossing point over the Ringway dual carriageway. The sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. However, these requirements are not considered to be of a scale as to improve upon the significant positive effects previously recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities. The requirements for the site to incorporate sufficient car parking to maintain the health of Cannock Town Centre will help ensure this location is accessible to all types of residents (including those with disabilities) and will support the viability of the centre. However, it will do little to support modal shift in the Plan area and therefore the significant positive effect recorded for the site in relation to SA objective 8 is combined with a minor negative effect. There is potential that this requirement would strengthen the significant positive effect already recorded in relation to SA objective 16: town centres.

5.312 Development at the site is required by the policy to be supported by an appropriate contribution to education in line with the recommendations of Staffordshire County Council. The specifics of the contribution are not set out in the policy. The policy requirements are not considered to be of scale to result in a change to the effect previously recorded for the site in relation to SA objective 10: education. As such, the uncertain significant positive effect previously recorded for the site, given its close proximity to a primary school and a secondary school, remains applicable.

5.313 The development of the site is assessed through the heritage impact assessment work commissioned by the Council as likely to have a moderate impact on designated site Grade II* Listed Building St Luke's Church and the Cannock Town Centre Conservation Area. Policy M1 requires building design within the site to be respectful of adjacent Listed Buildings including St Luke's Church and the Cannock Town Centre Conservation Area. Given that the policy requirements directly address the protection of the identified potentially sensitive heritage assets the uncertain significant negative effect previously recorded for the site in relation to SA objective 17: historic environment is updated to uncertain minor negative effect.

Policy H32/M5

5.314 Land for 22 dwellings is allocated at Avon Road/Hallcourt Lane, Cannock. The site has been appraised 'policy-off' as site C511a.

Table 5.25: Summary of sustainability effects for Policy H32/M5

SA objective	Site C511a (part of CE46)	Site considering mitigation in Policy H32/M5
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	+?
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++/-
SA9: Housing	++	++
SA10: Education	++?	++?
SA11: Crime	0	0
SA12: Health and wellbeing	++	++
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0

SA objective	Site C511a (part of CE46)	Site considering mitigation in Policy H32/M5
SA16: Town centres	++	++
SA17: Historic environment	-?	-?

5.315 The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. It is not close to any local or national biodiversity designations. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. Policy H32/M5 requires that proposals for the site provide soft landscaping such as street trees and green roofs and enhancement features for wildlife where appropriate. The policy does not seek to address potential impacts relating to the SAC. Therefore, the uncertain minor negative effect previously recorded in relation to SA objective 1 remains applicable.

5.316 Given that the site lies in Flood Zone 1 on brownfield land, there is reduced potential for development to contribute to local flood risk. Policy H32/M5 requires the incorporation of suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site. These types of requirements are likely to help mitigate any residual impacts relating to flood risk but are not expected to substantially address any issues relating to flood risk in the surroundings. Therefore, the negligible effect previously recorded for the site in relation to IIA objective 5: flooding remains applicable.

5.317 The policy requires that development within the site delivers new or enhanced cycle and footpath linkages. The development should also enhance connections and alignments to Cannock Town Centre and the park on Avon Road and contribute to crossing points over Avon Road and Walsall Road. The sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. However, these requirements are not

considered to be of a scale as to improve upon the significant positive effects previously recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities. The requirements for the site to incorporate sufficient car parking to maintain the health of Cannock Town Centre will help ensure this location is accessible to all types of residents (including those with disabilities) and will support the viability of the centre. However, it will do little to support modal shift in the Plan area and therefore the significant positive effect recorded for the site in relation to SA objective 8 is combined with a minor negative effect. There is potential that this requirement would strengthen the significant positive effect already recorded in relation to SA objective 16: town centres.

5.318 Development at the site is required by the policy to be supported by an appropriate contribution to education in line with the recommendations of Staffordshire County Council. The specifics of the contribution are not set out in the policy. The policy requirements are not considered to be of scale to result in a change to the effect previously recorded for the site in relation to SA objective 10: education. As such, the uncertain significant positive effect previously recorded for the site, given its close proximity to a primary school and a secondary school, remains applicable.

5.319 The site has been identified through the heritage impact assessment work commissioned by the Council as being likely to have a low impact on three designated heritage assets (Church of St Luke, Wayside Cross in St Luke's Churchyard, and Railings and gates at south side of St Luke's Churchyard) and the Cannock Town Centre Conservation Area. Policy H32/M5 requires the design of buildings on the site to consider the site's prominent location on the approach to Cannock Town Centre and to respect the setting of views towards the Conservation Area. The requirements of the policy relating to building design are likely to help mitigate potential harm relating to the Conservation Area but do not include specific requirements relating to the protection of the other designated heritage assets identified. Therefore, the uncertain minor negative effect previously recorded for the site in relation to SA objective 17: historic environment, remains applicable.

Policy M3

5.320 Land is allocated for 35 dwellings at Beecroft Road Car Park, Cannock. The site has been appraised 'policy-off' as C506/CE40.

Table 5.26: Summary of sustainability effects for Policy M3

SA objective	Site C506/CE40	Site considering mitigation in Policy M3
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	+?	+?
SA8: Sustainable transport	++?	++/-
SA9: Housing	++	++
SA10: Education	++?	++?
SA11: Crime	0	0
SA12: Health and wellbeing	++	++
SA13: Recreation	++	++
SA14: Services and facilities	++	++

SA objective	Site C506/CE40	Site considering mitigation in Policy M3
SA15: Economy	0	0
SA16: Town centres	++	++
SA17: Historic environment	0?	0?

5.321 The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. It is not close to any local or national biodiversity sites. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. Policy M3 states that development must provide soft landscaping such as street trees and green roofs and enhancement features for wildlife where appropriate. The policy does not require that the development of the site addresses the potential for impacts on the SAC. Therefore, the uncertain minor negative effect previously recorded for the site in relation to SA objective 1, remains applicable.

5.322 The site is located in Flood Zone 1 and is on mostly brownfield land. This is reflected in the negligible effect recorded for the site in relation to SA objective 5: flood risk. Policy M3 requires development on the site to incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site. The requirements of the policy are likely to help limit the potential for any residual adverse effects relating to flood risk at the site but are not of a scale to result in improvements relating to flood risk in the surroundings. Therefore, the negligible effect previously recorded for the policy in relation to SA objective 5 remains applicable.

5.323 The design of the development at the site is required by the policy to reflect its prominent location on the approach to Cannock Town Centre. The site lies on urban land that is not close to the Cannock Chase National Landscape and this is reflected in the uncertain negligible effect recorded in relation to SA objective 6: landscape and townscape. The requirement of the policy relating to its design is likely to limit the potential for adverse impacts on the existing

townscape but does not set out a specific approach for improvements. Therefore, the uncertain negligible effect previously recorded for the site in relation to SA objective 6 remains applicable.

5.324 Policy M3 states that development must include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and Cannock Hospital. It must also contribute to improved, accessible and safe crossing points over the Ringway to replace the subway and Beecroft Road. The sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. Furthermore, improved links to the Town Centre could support higher numbers of journeys being made to this area. However, the policy also requires new development to ensure that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre, whilst balancing demand through maintaining access to sustainable travel modes including the nearby Cannock Bus and Railway Station. While this requirement would help support access to the Town Centre and services more generally (particularly for those with mobility issues), it would do little to support the potential for modal shift in the Plan area. Therefore, the significant positive effect previously recorded for the site in relation to SA objective 8: sustainable transport is updated to a mixed significant positive and minor negative effect. The requirements of the policy could strengthen the significant positive effects previously identified in relation to SA objectives: 14: services and facilities and 16: town centres.

5.325 Development at the site is required by the policy to be supported by an appropriate contribution to education in line with the recommendations of Staffordshire County Council. The specifics of the contribution are not set out in the policy. As such, the existing uncertain significant positive effect previously recorded for the site in relation to SA objective 10: education, given its close proximity to a primary school and a secondary school, remains applicable.

5.326 The policy requires that the development of the site should respect the setting of views towards Cannock Town Centre Conservation Area. The site was screened out of the heritage impact assessment work commissioned by the

Council meaning its development is not expected to impact upon the significance of heritage assets or their respective settings. The policy requirements are likely to reduce the potential for any residual harm relating to the Conservation Area. Therefore, the uncertain negligible effect remains applicable for the site in relation to SA objective 17: historic environment. The effect is uncertain given that impacts are dependent on the precise design of any scheme that might be implemented for the site, which is presently unknown.

Policy H34

5.327 Land for 20 dwellings is allocated at Land at Chapel Street, Heath Hayes. The site has been appraised ‘policy-off’ as site C81.

Table 5.27: Summary of sustainability effects for Policy H34

SA objective	Site C81	Site considering mitigation in Policy H34
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	-?	-?
SA3: Previously developed land	--	--
SA4: Climate change	0	0
SA5: Flooding	-	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	0	0
SA8: Sustainable transport	+	+
SA9: Housing	++	++

SA objective	Site C81	Site considering mitigation in Policy H34
SA10: Education	+?	+?
SA11: Crime	0	0
SA12: Health and wellbeing	+	+
SA13: Recreation	++?	++?
SA14: Services and facilities	+?	+?
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.328 The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. It is also located relatively close to Newlands Biodiversity Alert Site. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. Policy H34 requires the incorporation of trees, hedgerows and watercourses in the site where possible as well as provision of ecological mitigation to support biodiversity and green infrastructure connectivity. In addition, the policy requires the design and layout of the site to consider the location of tree protection orders (TPOs) within the site. This approach is required to be supported by an up to date assessment of applicable trees which should identify mitigation measures relating to trees. These requirements help support ecology and biodiversity at the site, however, the policy does not seek to address potential impacts relating to the SAC and the nearby local biodiversity designation. Therefore, the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity, remains applicable.

5.329 The site is situated directly adjacent to Cannock Road (A5190). Given the close proximity of the site to an A-road there is potential for the development of the site to result in residents at the site being adversely affected by noise pollution. Policy H34 requires development to contribute to any highway improvements required, including capacity enhancements at Five Ways roundabout and mitigation of any adverse impact on air quality. The policy requires the development of the site to consider the adjacent area of employment currently in operation with the incorporation of mitigation measures. This may include landscape buffering and other sound proofing measures, however, there is no requirement for the development to incorporate measures that would mitigate noise pollution associated with the A-road to the south of the site. Furthermore, development at the site would result in the loss of greenfield land that is classed as urban which is unlikely to be mitigated given the site's composition. Considering potential impacts relating to noise pollution and loss of greenfield land that are not fully addressed by the policy, the uncertain minor negative effect previously recorded for the site in relation to SA objective 2: pollution remains applicable.

5.330 As the site lies in Flood Zone 1 on greenfield land, development will likely lead to an increase in impermeable surfaces, with the potential to increase local flood risk. Policy H34 requires the incorporation of new or enhanced attenuation ponds and SuDS features to deliver appropriate drainage systems, subject to the findings of a site-specific flood risk assessment. These types of requirements are likely to help mitigate any potential for increased flood risk at the site that might result from the proliferation of impermeable surfaces. Therefore, the minor negative effect previously recorded for the site in relation to IIA objective 5: flooding is updated to a negligible effect.

5.331 The policy requires that development within the site delivers new or enhanced cycle and footpath linkages. The development should also, where possible, improve existing off-site public rights of way to enhance access to Heath Hayes Local Centre and the wider countryside, including recreation areas off Newlands Lane. The sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. However, these requirements are not considered to be of a scale as to improve upon the minor

positive and uncertain minor effects previously recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities, respectively. The requirements of the policy to incorporate transport improvements could also support increased connections and numbers of journeys to Heath Hayes Local Centre. Given that the policy would not result in new town centre uses in an appropriate location, the negligible effect previously recorded in relation to SA objective 16: town centres also remains applicable.

5.332 Development at the site is required by the policy to be supported by an appropriate contribution to education in line with the recommendations of Staffordshire County Council. The specifics of the contribution are not set out in the policy. The policy requirements are not considered to be of scale to result in a change to the effect previously recorded for the site in relation to SA objective 10: education. As such, the uncertain minor positive effect previously recorded for the site, given its close proximity to a number of primary schools but not a secondary school, remains applicable.

Policy H35

5.333 Land for 24 dwellings is allocated at Land at Girton Road/Spring Street, Cannock. The site has been appraised ‘policy-off’ as site C177.

Table 5.28: Summary of sustainability effects for Policy H35

SA objective	Site C177	Site considering mitigation in Policy H35
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	-	-
SA3: Previously developed land	-	-
SA4: Climate change	0	0

SA objective	Site C177	Site considering mitigation in Policy H35
SA5: Flooding	-	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	0	0
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	++?	++?
SA11: Crime	0	0
SA12: Health and wellbeing	+	+
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.334 Policy H35 requires that the development incorporates existing hedgerows along site boundaries where possible and provides ecological mitigation and/or compensatory measures within the site to support biodiversity and green infrastructure connectivity. Nearby TPOs should also be taken into account and additional planting incorporated. However, Mill Green Nature Park Site of Biological Importance is located in close proximity to the site. The site also lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. These factors are reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy does not require that the development of the site addresses the potential for impacts on the SAC, or the nearby SBI. Therefore,

the uncertain minor negative effect remains applicable for the site in relation to SA objective 1. The requirements of the policy relating to ecology are not considered to be of a scale to result in substantial biodiversity enhancements that might otherwise be reflected in a positive effect.

5.335 The policy requires the development of the site to incorporate new or enhanced attenuation ponds and SuDS features to provide suitable drainage systems. This will be subject to the findings of a site-specific flood risk assessment. A minor negative effect has already been recorded for the site in relation to SA objective 5: flooding. The site lies within Flood Zone 1 but is on greenfield land, the development of which would increase the area of impermeable surfaces in the District. However, due to the policy requiring a site-specific flood risk assessment to be undertaken to support the development of the site and the potential for the incorporation of drainage systems, if they are needed, the effect is reduced to negligible.

5.336 The policy requires that the development includes new or enhanced cycle and footpath linkages, including appropriate improvements to off-site public rights of way connecting with facilities such as Cannock Railway Station and Mill Green Nature Reserve. These sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. Furthermore, improved links to the Town Centre could support improved access to services and facilities. As such, there is potential to strengthen the significant positive effects already recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities. Improved access to nearby open space and the incorporation of additional landscaping and planting to reflect the sites historic use as a green space is likely to strengthen the significant positive effect recorded for SA objective 13: recreation as well. The site was previously institutional open space with restricted access.

5.337 The policy requires that the development makes an appropriate education contribution, as requested by Staffordshire County Council. The contribution required is likely to be relative in size to the development and the specifics of the contribution have not been provided. The significant positive effect

previously recorded for the site in relation to SA objective 10: education reflects its close proximity to both a primary school and a secondary school. The potential for this positive effect to be strengthened will be dependent upon the size of any contribution required. Therefore, the significant positive effect remains applicable. Uncertainty remains attached as access to nearby educational facilities remains dependent on the availability of school places.

Policy H36

5.338 Land for 25 dwellings is allocated at Park Road Offices, Cannock. The site has been appraised ‘policy-off’ as site C509.

Table 5.29: Summary of sustainability effects for Policy H36

SA objective	Site C509	Site considering mitigation in Policy H36
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	++?	++?

SA objective	Site C509	Site considering mitigation in Policy H36
SA11: Crime	0	0
SA12: Health and wellbeing	++	++
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	++	++
SA17: Historic environment	-?	-?

5.339 Policy H36 requires that the site is developed to incorporate existing hedgerows and trees where possible to reflect the established landscaping around the site boundary. It should provide suitable ecological mitigation and/or compensatory measures to promote the Strategic Green Space Network. This should include a buffer and landscape and habitat connections with the neighbouring Cannock Park. The site does not lie in close proximity to any national or local biodiversity designations. However, it lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy does not require that the development of the site addresses the potential for impacts on the SAC. Therefore, the uncertain minor negative effect remains applicable for the site in relation to SA objective 1. The requirements of the policy relating to ecology are not considered to be of a scale to result in substantial biodiversity enhancements that might otherwise be reflected in a positive effect.

5.340 The policy requires the incorporation of suitable water harvesting and drainage systems where possible within the proposed development to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies

within Flood Zone 1 and the site is brownfield land. The requirements of the policy are likely to further limit the potential for any adverse effects resulting in relation to increased numbers of residents being located in areas of higher flood risk or increased flood risk in the surroundings. Therefore, the negligible effect remains applicable.

5.341 Policy H36 requires that the topography of the site is used when designing its layout and the heights of building. The relationship of the site with neighbouring taller buildings should also be considered as part of the design process. Additionally, soft landscaping such as street trees and green roofs should be incorporated within the site to enhance the street scene. This approach is likely to help protect the existing townscape of the area. However, the requirements of the policy are not considered to be of a scale to support substantial improvements to the townscape. Therefore, the negligible effect previously recorded in relation to SA objective 6: landscape and townscape remains applicable. Uncertainty remains given that the specific design of the development which might proceed at this location is unknown at this stage.

5.342 Policy H36 requires that the development of the site includes new or enhanced cycle and footpath linkages including improved connections and alignments to Cannock Town Centre. The sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. As such there is potential to strengthen the significant positive effects already recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities. The requirements of the policy could support increased numbers of trips being made to town centre locations given that it would deliver new homes in this area as well as supporting improved transport links. However, the site would not deliver town centre uses within the town centre, meaning the potential for strengthening the positive effect in relation to SA objective 16: town centres is more limited.

5.343 The policy requires that the development makes an appropriate education contribution, as requested by Staffordshire County Council. The contribution required is likely to be relative in size to the development and the specifics of

the contribution have not been provided. The significant positive effect previously recorded for the site in relation to SA objective 10: education reflects its close proximity to both a primary school and a secondary school. The potential for this positive effect to be strengthened will be dependent upon the size of any contribution required. Therefore, the significant positive effect remains applicable. Uncertainty remains attached as access to nearby educational facilities remains dependent on the availability of school places.

Policy H37

5.344 Land for 25 dwellings is allocated at Police Station Car Park, Cannock. The site has been appraised ‘policy-off’ as site C510.

Table 5.30: Summary of sustainability effects for Policy H37

SA objective	Site C510	Site considering mitigation in Policy H37
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	+++?	+++?

SA objective	Site C510	Site considering mitigation in Policy H37
SA11: Crime	0	0
SA12: Health and wellbeing	++	++
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	++	++
SA17: Historic environment	0?	0?

5.345 Policy H37 requires that the development of the site provides soft landscaping such as trees and green roofs and enhancement features for wildlife where appropriate to benefit nature and enhance the street scene. The development should also incorporate existing hedgerows and trees where possible. The site is not within close proximity of any national or local biodiversity sites. However, it lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy does not require that the development of the site addresses the potential for impacts on the SAC. Therefore, the uncertain minor negative effect remains applicable for the site in relation to SA objective 1. The requirements of the policy relating to ecology are not considered to be of a scale to result in biodiversity enhancements.

5.346 The policy requires the incorporation of suitable water harvesting and drainage systems where possible within the proposed development to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site is brownfield land. The requirements of the policy are likely to further limit the potential for any adverse effects resulting in

relation to increased numbers of residents being located in areas of higher flood risk or increased flood risk in the surroundings. Therefore, the negligible effect remains applicable.

5.347 The site is currently used as a car park. Policy H37 requires that access is provided from Queen Street and that the street frontage is improved through the design of the development. The design of the site should take into account the surrounding mix of uses in its Town Centre location, and the design of buildings should respect views towards and the setting of the nearby Cannock Town Centre Conservation Area. As previously noted, street trees and green roofs should be incorporated into the design to enhance the street scene. These measures required by the policy are likely to help protect the existing townscape of the area. However, the requirements of the policy are not considered to be of a scale to support substantial improvements to the townscape. Therefore, the uncertain negligible effect previously recorded for the site in relation to SA objective 6: townscape and landscape, remains applicable. Uncertainty remains given that the specific design of the development which might proceed at this location is unknown at this stage.

5.348 The policy requires that the new development includes new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre. The development should also ensure that sufficient parking is maintained, but only to meet the operational requirements of the emergency services. The sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. Furthermore, improved links to the Town Centre could support higher numbers of journeys being made to this area. As such there is potential to strengthen the significant positive effects already recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities and 16: town centres. The requirements of the policy could support increased numbers of visits being made to town centre locations given that it would deliver new homes in this area as well as supporting improved transport links. However, the site would not deliver town centre uses within the town centre, meaning the potential for strengthening the positive effect in relation to SA objective 16: town centres is more limited.

5.349 The policy requires that the development makes an appropriate education contribution, as requested by Staffordshire County Council. The contribution required is likely to be relative in size to the development and the specifics of the contribution have not been provided. The significant positive effect previously recorded for the site in relation to SA objective 10: education reflects its close proximity to both a primary school and a secondary school. The potential for this positive effect to be strengthened will be dependent upon the size of any contribution required. Therefore, the significant positive effect remains applicable. Uncertainty remains attached as access to nearby educational facilities remains dependent on the availability of school places.

5.350 The site was screened out of the heritage impact assessment work undertaken on behalf of the Council reflecting its lower sensitivity in relation to the historic environment. This is reflected in the uncertain negligible effect recorded for the site in relation to SA objective 17: historic environment. However, the site is noted to be relatively close to the Cannock Town Centre Conservation Area to the north. The policy requires that the design of the buildings delivered at the site respect the views towards and setting of the nearby Cannock Town Centre Conservation Area. This approach is expected to address any potential residual effects relating to the setting of the Conservation Area. Therefore, the negligible effect identified in relation to SA objective 17 remains applicable. The effect is uncertain given that impacts are dependent on the precise design of any scheme that might be implemented for the site, which is presently unknown.

Policy H38

5.351 Land for 24 dwellings is allocated at Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane Cannock. The site has been appraised 'policy-off' as site C86.

Table 5.31: Summary of sustainability effects for Policy H38

SA objective	Site C86	Site considering mitigation in Policy H38
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	--?/+	--?/+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	+?	+?
SA11: Crime	0	0
SA12: Health and wellbeing	++	++
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	++	++
SA17: Historic environment	--?	--?

5.352 Policy H38 requires that soft landscaping such as street trees and green roofs and enhancements to features for wildlife should be provided within the site, where possible. The site is not within close proximity of any national or

local biodiversity sites. However, it lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy does not require that the development of the site addresses the potential for impacts on the SAC. Therefore, the uncertain minor negative effect remains applicable for the site in relation to SA objective 1. The requirements of the policy relating to ecology are not considered to be of a scale to result in biodiversity enhancements.

5.353 The policy requires the incorporation of suitable water harvesting and drainage systems where possible within the proposed development to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site is brownfield land. The requirements of the policy are likely to further limit the potential for any adverse effects resulting in relation to increased numbers of residents being located in areas of higher flood risk or increased flood risk in the surroundings. Therefore, the negligible effect remains applicable.

5.354 The site currently comprises commercial premises along Walsall Road with a large car park to its rear. The policy requires that soft landscaping including street trees and green roofs to enhance the street scene. The design of the buildings as part of any development should reflect the prominent town centre location of the site. These measures are likely to help protect the existing townscape of the area. However, the requirements of the policy are not considered to be of a scale to support substantial improvements to the townscape. Therefore, the uncertain negligible effect previously recorded for the site in relation to SA objective 6: townscape and landscape, remains applicable. Uncertainty remains given that the specific design of the development which might proceed at this location is unknown at this stage.

5.355 Policy H38 requires that development includes new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and the nearby park. The development must also

contribute to improved crossing points over Avon Road and Walsall Road. The policy also requires that sufficient parking provision is maintained within Cannock Town Centre, to sustain its health whilst balancing demand through maintaining access to sustainable travel modes. The sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. Furthermore, improved links to the Town Centre could support higher numbers of visits being made to this area. As such there is potential to strengthen the significant positive effects already recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities and 16: town centres. However, the site would not deliver town centre uses within the town centre, meaning the potential for strengthening the significant positive effect in relation to SA objective 16: town centres is more limited. The requirement of the policy to maintain sufficient parking in the centre will support good access to the Town Centre and will be particularly important for those with mobility issues. Given that consideration is to be had to access to sustainable transport modes, this element of the policy is not expected to greatly increase the potential for car use in this area which might otherwise result in an adverse effect in relation to SA objective 8: sustainable transport.

5.356 The policy requires that the development makes an appropriate education contribution, as requested by Staffordshire County Council. The contribution required is likely to be relative in size to the development and the specifics of the contribution have not been provided. The minor positive effect previously recorded for the site in relation to SA objective 10: education reflects its close proximity to a number of primary schools but not to a secondary school. The potential for this positive effect to be strengthened will be dependent upon the size of any contribution required. Therefore, the minor positive effect remains applicable. Uncertainty remains attached as access to nearby educational facilities remains dependent on the availability of school places.

5.357 The uncertain significant negative effect previously recorded for the site in relation to SA objective 16: historic environment reflects the findings of the heritage impact work commissioned by the Council. This identified the potential for development at the site to have a significant impact on the non-designated assets of Electric Palace Picture House, Nos. 6-10 (even) and 14-22 (even)

Walsall Road, as well as a minor impact on the setting of the Cannock Town Centre Conservation Area. The heritage impact assessment work highlighted that the retention of the non-designated assets within the site would screen much of the rest of the site from the Conservation Area and the built heritage assets within it. The policy requirement for the development at the site to respect the setting of views towards Cannock Town Centre Conservation Area is likely to reduce the potential for harm relating to the Conservation Area. However, there is no specific requirement included to prevent harm to the non-designated assets identified. Therefore, the uncertain significant negative effect remains applicable in relation to SA objective 17: historic environment. The effect is uncertain given that impacts are dependent on the precise design of any scheme that might be implemented for the site, which is presently unknown.

Policy H39

5.358 Land for 25 dwellings is allocated at 26-28 Wolverhampton Road, Cannock. The site has been appraised ‘policy-off’ as site C152.

Table 5.32: Summary of sustainability effects for Policy H39

SA objective	Site C152	Site considering mitigation in Policy H39
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?

SA objective	Site C152	Site considering mitigation in Policy H39
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	++?	++?
SA11: Crime	0	0
SA12: Health and wellbeing	++	++
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	0	+
SA17: Historic environment	--?	--?

5.359 Policy H39 requires that soft landscaping and enhancement features for wildlife should be provided within the site where appropriate such as street trees and green roofs. These features are to be provided to benefit nature and enhance the street scene. The site is not within close proximity of any national or local biodiversity sites. However, it lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy does not require that the development of the site addresses the potential for impacts on the SAC. Therefore, the uncertain minor negative effect remains applicable for the site in relation to SA objective 1. The requirements of the policy relating to ecology are not considered to be of a scale to result in biodiversity enhancements.

5.360 The policy requires the incorporation of suitable water harvesting and drainage systems where possible within the proposed development to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site is brownfield land. The requirements of the policy are likely to further limit the potential for any adverse effects resulting in relation to increased numbers of residents being located in areas of higher flood risk or increased flood risk in the surroundings. Therefore, the negligible effect remains applicable.

5.361 The site currently comprises a commercial premises and a car park. The policy requires that soft landscaping including street trees to enhance the street scene. These measures are likely to help protect the existing townscape of the area. However, the requirements of the policy are not considered to be of a scale to support substantial improvements to the townscape. Therefore, the uncertain negligible effect previously recorded for the site in relation to SA objective 6: townscape and landscape, remains applicable. Uncertainty remains given that the specific design of the development which might proceed at this location is unknown at this stage.

5.362 Policy H39 requires that development includes new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and the nearby public open space at Avon Road. The sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area and improve access to services and facilities for new residents at the site. As such there is potential to strengthen the significant positive effects already recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities. The requirements of the policy to incorporate transport improvements could also support increased connections and numbers of journeys to town centre locations. However, the site would not deliver town centre uses within the town centre, meaning the negligible effect previously recorded in relation to SA objective 16: town centres is more limited.

5.363 The policy requires that the development makes an appropriate education contribution, as requested by Staffordshire County Council. The contribution required is likely to be relative in size to the development and the specifics of the contribution have not been provided. The significant positive effect previously recorded for the site in relation to SA objective 10: education reflects its close proximity to a primary school and a secondary school. The potential for this positive effect to be strengthened will be dependent upon the size of any contribution required. Therefore, the significant positive effect remains applicable. Uncertainty remains attached as access to nearby educational facilities remains dependent on the availability of school places.

5.364 The uncertain significant negative effect previously recorded for the site in relation to SA objective 17 historic environment reflects the findings of the heritage impact work commissioned by the Council. This identified the potential for development at the site to result in the total loss of significance of non-designated assets 26 and 28 Wolverhampton Road. The policy requires that development at the site should respect views towards and the setting of the nearby Cannock Town Centre Conservation Area. There is no specific requirement included in policy in relation to preventing harm to the non-designated assets identified. Therefore, the uncertain significant negative effect remains applicable in relation to SA objective 17. The effect is uncertain given that impacts are dependent on the precise design of any scheme that might be implemented for the site, which is presently unknown.

Policy H40

5.365 Land for 20 dwellings is allocated at Danilo Road Car Park, Cannock. The site has been appraised 'policy-off' as site C507.

Table 5.33: Summary of sustainability effects for Policy H40

SA objective	Site C507	Site considering mitigation in Policy H40
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	++?	++?
SA11: Crime	0	0
SA12: Health and wellbeing	++	++
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	++	++
SA17: Historic environment	-?	-?

5.366 Policy H40 requires that soft landscaping such as street trees and green roofs and enhancement features for wildlife should be provided within the site where appropriate to benefit nature and enhance the street scene. The site is

not within close proximity of any national or local biodiversity sites. However, it lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy does not require that the development of the site addresses the potential for impacts on the SAC. Therefore, the uncertain minor negative effect remains applicable for the site in relation to SA objective 1. The requirements of the policy relating to ecology are not considered to be of a scale to result in biodiversity enhancements.

5.367 The policy requires the incorporation of suitable water harvesting and drainage systems where possible within the proposed development to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site is brownfield land. The requirements of the policy are likely to further limit the potential for any adverse effects resulting in relation increased numbers of residents being located in areas of higher flood risk or increased flood risk in the surroundings. Therefore, the negligible effect remains applicable.

5.368 The site is presently a car park and lies on urban brownfield land within the developed town centre of Cannock. Its redevelopment may present opportunities for improvements to the townscape of the settlement. The policy requires that soft landscaping including street trees and soft landscaping are incorporated at the site to enhance the street scene. The design of the proposal should also take into account the surrounding mix of uses in its Town Centre location. However, the requirements of the policy are not considered to be of a scale to support substantial improvements to the townscape. Therefore, the uncertain negligible effect previously recorded for the site in relation to SA objective 6: townscape and landscape, remains applicable. Uncertainty remains given that the specific design of the development which might proceed at this location is unknown at this stage.

5.369 Policy H40 requires that development includes new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre and the nearby Cannock Park. The policy also requires that sufficient parking provision is maintained within Cannock Town Centre, to sustain its health whilst balancing demand through maintaining access to sustainable travel modes. The sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area and improve access to services and facilities for new residents at the site. As such there is potential to strengthen the significant positive effects already recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities. The requirements of the policy could support increased number of visits made to town centre locations given that it would deliver new homes in this area as well as supporting improved transport links. However, the site would not deliver town centre uses within the town centre, meaning the potential for strengthening the significant positive effect in relation SA objective 16: town centres is more limited. The requirement of the policy to maintain sufficient parking in the centre will support good access to the Town Centre and will be particularly important for those with mobility issues. Given that consideration is to be had to access to sustainable transport modes, this element of the policy is not expected to greatly increase the potential for car use in this area which might otherwise result in an adverse effect in relation to SA objective 8: sustainable transport.

5.370 The policy requires that the development makes an appropriate education contribution, as requested by Staffordshire County Council. The contribution required is likely to be relative in size to the development and the specifics of the contribution have not been provided. The significant positive effect previously recorded for the site in relation to SA objective 10: education reflects its close proximity to a primary school and a secondary school. The potential for this positive effect to be strengthened will be dependent upon the size of any contribution required. Therefore, the significant positive effect remains applicable. Uncertainty remains attached as access to nearby educational facilities remains dependent on the availability of school places.

5.371 The policy requires that the design of the development respects the views towards Cannock Town Centre Conservation Area. The uncertain minor

negative effect previously recorded for the site in relation to SA objective 16: historic environment reflects the findings of the heritage impact work commissioned by the Council that identified potential for low or very low impacts on two designated assets (Council House and 79 High Green), as well as on the Conservation Area. The policy requirements are likely to reduce the potential for harm relating to the Conservation Area, however, there is no specific requirement included to prevent harm to the other designated assets. Therefore, the uncertain minor negative effect remains applicable in relation to SA objective 17: historic environment. The effect is uncertain given that impacts are dependent on the precise design of any scheme that might be implemented for the site, which is presently unknown.

Policy M4

5.372 Land is allocated for 20 dwellings at Backcrofts Car Park, Cannock. The site has been appraised ‘policy-off’ as C508.

Table 5.34: Summary of sustainability effects for Policy M4

SA objective	Site C508	Site considering mitigation in Policy M4
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	+?	+?

SA objective	Site C508	Site considering mitigation in Policy M4
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	++?	++?
SA11: Crime	0	0
SA12: Health and wellbeing	++	++
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	++	++
SA17: Historic environment	0?	0?

5.373 The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. It is not close to any local and national biodiversity sites. This is reflected in the minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy requires that soft landscaping such as street trees and green roofs and enhancement features for wildlife is provided where possible within the scheme to benefit nature and support green infrastructure connectivity. The policy does not require that the development of the site addresses the potential for impacts on the SAC. As such, the uncertain minor negative effect remains applicable for the site in relation to SA objective 1.

5.374 The site is located in Flood Zone 1 and contains mostly brownfield land. This is reflected in the negligible effect previously recorded for the site in

relation to SA objective 5: flood risk. Policy M4 requires development on the site to incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site. The requirements of the policy are likely to help limit the potential for any residual adverse effects relating to flood risk at the site but are not of a scale to result in improvements relating to flood risk in the surroundings. Therefore, the negligible effect previously recorded for the policy in relation to SA objective 5 remains applicable.

5.375 Policy M4 requires development on the site to include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre pedestrian area and the public open space directly opposite fronting Avon Road. The policy also requires that sufficient parking provision is maintained within Cannock Town Centre to sustain the health of the centre. This requirement will support good access to the Town Centre and will be particularly important for those with mobility issues. Given that consideration is to be had to access to sustainable transport modes, this element of the policy is not expected to greatly increase the potential for car use in this area which might otherwise result in an adverse effect in relation to SA objective 8: sustainable transport. Furthermore, improved linkages to Cannock Town Centre could support higher number of visits being made to this area. As such, the significant positive effect previously recorded for the site in relation to SA objective 8: sustainable transport may be strengthened by the policy requirements. There is also potential for the requirements of the policy to strengthen the significant positive effect previously recorded for the site in relation to SA objectives 14: services and facilities and 16: town centres.

5.376 Development at the site is required by the policy to be supported by an appropriate contribution to education in line with the recommendations of Staffordshire County Council. The specifics of the contribution are not set out in the policy. As such, the existing uncertain significant positive effect previously recorded for the site in relation to SA objective 10: education, given its close proximity to a primary school and a secondary school, remains applicable.

5.377 The design of the buildings at the development site is required by the policy to respect the setting of the adjacent Cannock Town Centre Conservation Area. The site was screened out of the heritage impact assessment work commissioned by the Council meaning its development is not expected to impact on the significance of heritage assets or their respective settings. The requirements of the policy are expected to limit the potential for any residual effects relating to the historic environment. Therefore, the uncertain negligible effect previously recorded for the site in relation to SA objective 17: historic environment, remains applicable. Uncertainty remains attached as the effects will depend on the detailed design of any scheme for the site, which is presently unknown.

Policy M2

5.378 Land is allocated for 15 dwellings at Park Road Bus Station, Cannock. The site has been appraised ‘policy-off’ as C505.

Table 5.35: Summary of sustainability effects for Policy M2

SA objective	Site C505	Policy M2
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	+?	+?

SA objective	Site C505	Policy M2
SA8: Sustainable transport	++?	++?
SA9: Housing	++	++
SA10: Education	++?	++?
SA11: Crime	0	0
SA12: Health and wellbeing	++	++
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Economy	0	0
SA16: Town centres	++	++
SA17: Historic environment	--?	-?

5.379 The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. It is not close to any local or national biodiversity sites. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. Policy M2 states that development must provide appropriate soft landscaping such as street trees and green roofs where possible within the scheme to benefit nature and promote green infrastructure connectivity. The policy does not require that the development of the site addresses the potential for impacts on the SAC. Therefore, the uncertain minor negative effect remains applicable for the site in relation to SA objective 1: biodiversity and geodiversity.

5.380 The site is located in Flood Zone 1 and is on mostly brownfield land. This is reflected in the negligible effect recorded for the site in relation to SA objective 5: flood risk. Policy M2 requires development on the site to incorporate

suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site. The requirements of the policy are likely to help limit the potential for any residual adverse effects relating to flood risk at the site but are not of a scale to result in improvements relating to flood risk in the surroundings. Therefore, the negligible effect previously recorded for the policy in relation to SA objective 5 remains applicable.

5.381 Policy M2 states that development must include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to Cannock Town Centre pedestrian area, Cannock Shopping Centre and the operational section of Cannock bus station. Furthermore, the policy requires development to ensure that sufficient short stay bus/coach stand provision is maintained within Cannock Town Centre, to sustain the health of the centre and links to other settlements. The sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. Furthermore, the approach to the design of the site is likely to support improved links to and within Cannock Town Centre which could help to support higher numbers of visits being made to these areas. As such, there is potential to strengthen the significant positive effects previously identified for the site in relation to SA objectives 8: sustainable transport, 14: services and facilities and 16: town centres.

5.382 The heritage impact assessment work commissioned by the Council identified that there is potential for moderate impacts on Grade II Listed Buildings Congregational Chapel and the Manse immediately to the south of the chapel as well as Cannock Town Centre Conservation Area. There is also potential for low impact upon the Grade II* Listed Building Council House. Policy M2 requires that new buildings must be designed to respect the setting of the Listed Buildings and Cannock Town Centre Conservation Area. The policy requirements are likely to reduce the potential for harm relating to the Conservation Area. However, the policy does not identify the Listed Buildings that should be considered as the site is developed. Therefore, the significant negative effect previously recorded for the site in relation to SA objective 17: historic environment is updated to an uncertain minor negative effect. The effect

is uncertain given that impacts are dependent on the precise design of any scheme that might be implemented for the site, which is presently unknown.

Policy H43

5.383 Land is allocated for 13 dwellings at Hill Street, Hednesford, Cannock. The site has been appraised ‘policy-off’ as C521.

Table 5.36: Summary of sustainability effects for Policy H43

SA objective	Site C521	Site considering mitigation in Policy H43
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	+?	+?
SA8: Sustainable transport	+	+
SA9: Housing	++	++
SA10: Education	+?	+?
SA11: Crime	0	0

SA objective	Site C521	Site considering mitigation in Policy H43
SA12: Health and wellbeing	+	+
SA13: Recreation	++	++
SA14: Services and facilities	+?	+?
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.384 The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. The site also lies within close proximity to the Hednesford Brickworks Local Wildlife Site. This is reflected in the minor negative effect previously identified for the site in relation to SA objective 1: biodiversity and geodiversity. The policy states that existing hedgerows and trees should be incorporated where possible within the proposed development. Suitable ecological mitigation and/or compensatory measures should also be provided. The design should also support the east - west connection of the Strategic Green Space Network. However, the policy does not require that the development of the site addresses the potential for impacts on the SAC or any other biodiversity sites. As such, the uncertain minor negative effect remains applicable for the site in relation to SA objective 1.

5.385 The site is located in Flood Zone 1 and lies mostly on brownfield land. This is reflected in the negligible negative effect previously recorded for the site in relation to SA objective 5: flood risk. Policy H43 requires development on the site to incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site. The requirements of the policy are likely to help limit the potential for any residual adverse effects relating to flood risk at the site but are not of a scale to result in improvements

relating to flood risk in the surroundings. Therefore, the negligible effect previously recorded for the policy in relation to SA objective 5 remains applicable.

5.386 Policy H43 states that development must include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to the nearby District Centre and Heath Hayes Local Centre. Development also must contribute to improved, accessible and safe crossing points at Hednesford Road. The sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. Furthermore, improved links to the District and Local Centres could support higher numbers of visits being made to these locations. However, these requirements are not considered to be of a scale as to improve upon the minor positive effects previously recorded for the site in relation to SA objectives 8: sustainable transport, and 14: services and facilities. The negligible effect previously identified for the site in relation to SA objective 16: town centres also remains applicable given that the policy would not result in additional town centre uses within a suitable location.

5.387 Development at the site is required by the policy to be supported by an appropriate contribution to education in line with the recommendations of Staffordshire County Council. The specifics of the contribution are not set out in the policy. As such, the existing uncertain minor positive effect previously recorded for the site in relation to SA objective 10: education, given its close proximity to a primary school but not a secondary school, remains applicable.

Policy H60

5.388 Land for 15 dwellings is allocated at 41 Mill Street, Cannock. The site has been appraised 'policy-off' as site C553.

Table 5.37: Summary of sustainability effects for Policy H60

IIA objectives	Site C553	Site considering mitigation in Policy H60
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0	0
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	++?	++?
SA11: Crime	0	0
SA12: Health and wellbeing	++	++
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	++	++
SA17: Historic environment	-?	-?

5.389 The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. It is not close to any national or local biodiversity

designations. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy requires that development provides appropriate soft landscaping such as street trees and green roofs and enhancement features for wildlife where appropriate within the scheme to benefit nature. As such, while the policy sets out an approach to benefit local biodiversity it does not specifically require that the development of the site addresses the potential for impacts on the SAC. Therefore, the uncertain minor negative effect previously recorded for the site in relation to SA objective 1 remains applicable.

5.390 Policy H60 requires development to incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding. The site lies within Flood Zone 1 and is on brownfield land. The requirements of the policy are likely to help limit the potential for any residual adverse effects relating to flood risk at the site but are not of a scale to result in improvements relating to flood risk in the surroundings. Therefore, the negligible effect previously identified for the site remains applicable.

5.391 Policy H60 requires development to include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing public rights of way. The policy also states that development must contribute to improved, accessible and safe crossing points over Mill Street dual carriageway to enhance access to Cannock Town Centre. The sustainable transport improvements set out in the policy are likely to help support modal shift in the Plan area. Furthermore, improved links to the town centre could support higher numbers of journeys being made to these locations. As such, there is potential for the significant positive effect previously identified for the site in relation to SA objectives 8: sustainable transport, 13: services and facilities and 16: town centre to be strengthened.

5.392 Development at the site is required by the policy to be supported by an appropriate contribution to education in line with the recommendations of Staffordshire County Council. The specifics of the contribution are not set out in

the policy. As such, the existing uncertain significant positive effect previously recorded for the site in relation to SA objective 10: education, given its close proximity to a primary school and secondary school, remains applicable.

5.393 Policy H60 states that the design of development on the site should protect and enhance the significance of designated and non-designated heritage assets and their settings and enhance the quality of the townscape. The site is located within close proximity of Cannock Town Centre Conservation Area (which contains numerous additional heritage assets) to the west and a number of additional Listed Buildings on Mill Street to the south east. The requirements of the policy are likely to aid the protection of the existing cultural assets close to the site, however, the policy provides no detail which heritage assets should be protected and about how this will be achieved. Therefore, the minor negative effect previously recorded for the site in relation to SA objective 17: historic environment, remains applicable. The effect is uncertain given that the impacts are dependent on the precise design of any scheme that might be implemented for the site, which is presently unknown.

Policy H61

5.394 Land for an undefined number of homes is allocated at Cannock Chase High School, Lower Site, Campus, Hednesford Road. The site has been appraised ‘policy-off’ as site C557.

Table 5.38: Summary of sustainability effects for Policy H61

IIA objectives	Site C557	Site considering mitigation in Policy H61
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+

IIA objectives	Site C557	Site considering mitigation in Policy H61
SA3: Previously developed land	++	++
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	++/-?	+++?
SA11: Crime	0	0
SA12: Health and wellbeing	++	++
SA13: Recreation	++/-?	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic Environment	0?	0?

5.395 The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. It is not close to any local or national biodiversity designations. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. Policy H61 states that existing hedgerows and trees where possible should be incorporated within the proposed development and suitable ecological mitigation and/or compensatory measures should be provided within the site. The policy also requires that links within the Strategic Green Space Network are

maintained within the design and promote the east-west connectivity between the existing areas of open space. While the requirements of the policy could help mitigate some of the potential adverse effects relating to development at the site. The policy does not require that the specific impacts relating to the SAC are addressed. Therefore, the uncertain minor negative effect previously recorded in relation to SA objective 1 remains applicable.

5.396 Policy H61 requires new development to include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing public rights of way, Cannock Town Centre, Chadsmoor Local Centre and through the west of the site. The proposals for the site are required to, where possible, deliver appropriate improvements to the existing off-site public rights of way which are connected to the site to enhance access to other facilities within the local area. These requirements are likely to help promote the use of active travel to and from the site and could also improve access to services and facilities. Furthermore, improved links to the Town Centre and Local Centre could support higher numbers of journeys being made to these areas. As such, there is potential for the significant positive effects previously recorded for SA objectives 8: sustainable transport and 14: services and facilities to be strengthened. The negligible effect previously identified for the site in relation to SA objective 16: town centres also remains applicable given that the policy would not result in additional town centre uses within a suitable location.

5.397 The policy requires new development on the site to provide an appropriate education contribution as requested by Staffordshire County Council. The site was previously recorded as having a mixed significant positive and minor negative effect in relation to SA objective 10: education given its close proximity to both a primary and secondary school but also considering that it lies within the grounds of Cannock Chase High School. The requirements for a contribution to education to meet the County Council's needs is likely to help mitigate loss of any school facility land (although it is noted that the specifics of the contribution are not set out in the policy) and therefore an updated uncertain significant positive effect is expected in relation to SA objective 10 for the site. Some of this land is identified as an institutional open space. The policy states that a contribution must be provided to Sport England

to replace/improve any sports facilities or greenspace lost as a result of the new development. These measures are to likely mitigate loss of any open space at the site, meaning that the uncertain mixed significant positive and minor negative effect previously recorded for the site in relation to SA objective 13: recreation is updated to a significant positive effect.

Policy H62

5.398 Land for 10 dwellings is allocated for at Springvale Area Service Office, Walhouse Street, Cannock. The site has been appraised ‘policy-off’ as site C558.

Table 5.39: Summary of sustainability effects for Policy H62

IIA objectives	Site C558	Site considering mitigation in Policy H62
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+/-?	+/-?
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	++?	++?

IIA objectives	Site C558	Site considering mitigation in Policy H62
SA11: Crime	0	0
SA12: Health and wellbeing	+	+
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	--	--
SA16: Town centres	0	0
SA17: Historic environment	-?	-?

5.399 The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. It is also relatively close to Mill Green Nature Park Site of Biological Importance. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy requires development at the site to incorporate existing trees and provide suitable ecological mitigation and/or compensatory and enhancement measures within the site. However, it does not require that the development of the site addresses the potential for impacts on the SAC or the nearby local biodiversity designation. Therefore, the uncertain minor negative effect remains applicable for the site in relation to SA objective 1.

5.400 Policy H62 requires development to incorporate suitable water harvesting and drainage systems on the site to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding. The site lies within Flood Zone 1 and is on brownfield land. The requirements of the policy are likely to help limit the potential for any residual adverse effects relating to flood risk at the site but are not of a scale to result in improvements relating to flood risk in the surroundings. Therefore, the negligible effect previously identified for the site remains applicable.

5.401 Policy H62 requires new development to include new or enhanced cycle and footpath linkages, including enhanced connections and alignments to existing public rights of way, including links to Cannock Town Centre. The sustainable transport improvements set out in the policy are likely to help support a modal shift in the Plan area and improved access to services and facilities for new residents at the site. Furthermore, improved links to the Town Centre could support higher numbers of visits being made to these areas. As such, there is potential for the significant positive effects previously identified for SA objectives 8: sustainable transport and 14: services and facilities to be strengthened. The negligible effect previously recorded for the site in relation to SA objective 16: town centre remains applicable given that the site would not deliver new town centre uses within an appropriate location.

5.402 Development at the site is required by the policy to be supported by an appropriate contribution to education in line with the recommendations of Staffordshire County Council. The specifics of the contribution are not set out in the policy. As such, the existing significant uncertain positive effect previously recorded for the site in relation to SA objective 10: education, given its close proximity to a primary school and secondary school, remains applicable.

5.403 The policy requires that the development should respect the setting and structures of the nearby Conservation Area. The uncertain minor negative effect previously recorded for the site in relation to SA objective 17: historic environment reflects the potential for development to adversely affect the setting of Listed Buildings Cannock Mill and Cannock Mill House as well as the Cannock Town Centre Conservation Area. The policy does not include any requirement to protect the Listed Buildings in question. Therefore, the uncertain minor negative effect remains applicable in relation to SA objective 17. The effect is uncertain given that impacts are dependent on the precise design of any scheme that might be implemented for the site, which is presently unknown.

Policy H63

5.404 Land for 99 dwellings is allocated at Former Rumer Hill Industrial Estate, Cannock. The site has been appraised 'policy-off' as site C127.

Table 5.40: Summary of sustainability effects for Policy H63

SA objective	Site C127	Site considering mitigation in Policy H63
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+/-?	+
SA3: Previously developed land	+	++
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	+?	+?
SA11: Crime	0	0
SA12: Health and wellbeing	-	-
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	--	--

SA objective	Site C127	Site considering mitigation in Policy H63
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.405 Policy H63 requires that proposals for the site are designed to incorporate existing trees and provide suitable ecological mitigation and/or compensatory and enhancement measures. Proposals should also investigate the potential to link areas of semi-natural open space and TPOs within and at the edges of the site. Furthermore, development of the site should provide suitable ecological mitigation and compensatory measures. The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy does not require that the development of the site addresses the potential for impacts on the SAC. Therefore, the uncertain minor negative effect remains applicable for the site in relation to SA objective 1.

5.406 The policy states that the design of proposals for the site should consider the amenity of future occupiers especially from noise given its proximity to an existing rail freight depot. The mixed minor positive and uncertain minor negative effect previously recorded for the site in relation to SA objective 2: pollution, reflects the location of the site on brownfield land but also in close proximity to a railway line which may have adverse effects in relation to residential amenity. The policy is set out to help address the issue of noise pollution at the site. Therefore, the mixed minor positive and uncertain minor negative effect is updated to a minor positive in relation to SA objective 2.

5.407 Policy H63 sets out that the site would provide 99 new homes on brownfield land. This is reflected in the minor positive effect, previously recorded for the site in relation to SA objective 3: previously developed land. The development is required to remediate the despoiled land and a

Contaminated Land Desk Top Study and Remediation Statement should be provided to support the development. While the requirements of the policy will help to ensure that appropriate measures are taken to ensure the safe remediation of the site, it is likely that any impacts would not be of a scale that might otherwise result in an increase in the minor positive effect recorded in relation to SA objective 3: previously developed land.

5.408 The policy requires the development on the site to incorporate suitable water harvesting and drainage systems, to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site is brownfield land. This effect remains applicable. The requirements of the policy will help to minimise any residual risk of flooding but are unlikely to provide substantial benefits in terms of reducing flood risk in the surroundings.

5.409 The policy requires that development at the site incorporates new or enhanced cycle and footpath linkages as well as links to Cannock Town Centre. These requirements are likely to help support modal shift in the Plan area and improved access to services and facilities for new residents at the site. Improved links to the Town Centre could support higher numbers of visits being made to this area, however, the policy does not provide new uses at locations that could directly support the Town Centre's viability. As such there is potential to slightly strengthen the significant positive effects already recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities. Furthermore, the negligible effect previously recorded in relation to SA objective 16: town centres remains applicable.

5.410 Policy H63 requires that future development on the site must provide appropriate education contributions. The contribution required is likely to be relative in size to the development and the specifics of the contribution have not been provided. The policy requirements are not considered to be of a scale to result in a change to the effect previously recorded for the site in relation to SA objective 10: education. As such, the uncertain minor positive effect previously recorded for the site, given its close proximity to a number of primary schools but not a secondary school, remains applicable.

Policy H65

5.411 Land for 15 dwellings is allocated at A Dunford and Son, Brindley Heath Road, Cannock. The site has been appraised ‘policy-off’ as site C469.

Table 5.41: Summary of sustainability effects for Policy H65

SA objective	Site C469	Site considering mitigation in Policy H65
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+/-?	+/-?
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	--?	--?
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	-?	-?
SA11: Crime	0	0
SA12: Health and wellbeing	-	+
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0

SA objective	Site C469	Site considering mitigation in Policy H65
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.412 Policy H65 requires that existing trees and hedgerows are incorporated as part of development where possible and that suitable ecological mitigation and/or compensatory should also be achieved. These requirements are likely to support some small scale benefits in terms of habitat provision and connectivity. The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. It is also relatively close to Chasewater and Southern Staffordshire Coalfield Heaths SSSI. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy does not require that the development of the site addresses the potential for impacts on the SAC or the SSSI. Therefore, the uncertain minor negative effect remains applicable for the site in relation to SA objective 1.

5.413 The policy requires the incorporation of suitable water harvesting and drainage systems where possible within the proposed development to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site is brownfield land. The requirements of the policy are likely to further limit the potential for any adverse effects resulting in relation to increased numbers of residents being located in areas of higher flood risk or increased flood risk in the surroundings. Therefore, the negligible effect remains applicable.

5.414 Policy H65 requires that development includes new or enhanced cycle and footpath linkages. The sustainable transport improvements set out in the policy are relatively limited and are considered unlikely to substantially support sustainable travel in the Plan area and improved access to services and

facilities for new residents at the site. As such, the potential to strengthen the significant positive effects already recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities is limited.

5.415 The policy requires that the development makes an appropriate education contribution, as requested by Staffordshire County Council. The contribution required is likely to be relative in size to the development and the specifics of the contribution have not been provided. Therefore, the uncertain minor positive effect remains applicable in relation to SA objective 10: education, given its location some distance from both primary and secondary schools. Uncertainty remains attached as access to nearby educational facilities remains dependent on the availability of school places.

Policy H66

5.416 Land for 18 dwellings is allocated at the Corner of Avon Road and Hunter Road, Cannock. The site has been appraised ‘policy-off’ as site C511b.

Table 5.42: Summary of sustainability effects for Policy H66

SA objective	Site C511b	Site considering mitigation in Policy H66
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+/-?
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?

SA objective	Site C511b	Site considering mitigation in Policy H66
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	++?	++?
SA11: Crime	0	0
SA12: Health and wellbeing	++	++
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	++	++
SA17: Historic environment	-?	-?

5.417 Policy H66 requires that development of the site should incorporate soft landscaping such as street trees and green roofs where possible, and enhancement features for wildlife where appropriate. These requirements are likely to support some small scale benefits in terms of habitat provision and connectivity. The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy does not require that the development of the site addresses the potential for impacts on the SAC. Therefore, the uncertain minor negative effect remains applicable for the site in relation to SA objective 1.

5.418 The policy requires the incorporation of suitable water harvesting and drainage systems where possible within the proposed development to minimise

water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and it is on brownfield land. The requirements of the policy are likely to further limit the potential for any adverse effects resulting in relation to increased numbers of residents being located in areas of higher flood risk or increased flood risk in the surroundings. Therefore, the negligible effect remains applicable.

5.419 Policy H66 requires that development includes new or enhanced cycle and footpath linkages. Furthermore, development should ensure sufficient parking provision is maintained within Cannock Town Centre, whilst maintaining access to sustainable travel modes. The sustainable transport improvements set out in the policy are relatively limited particularly given the requirement to ensure sufficient parking as the site is developed. As such, the significant positive effects previously recorded for the site in relation to SA objectives 8: sustainable transport remains applicable. This provision may help to support access to services and facilities and increase trips to the town centre and therefore there is potential to strengthen the significant positive effects already recorded in relation to SA objectives 14: services and facilities and 16: town centres.

5.420 The site forms part of the larger site option C511, that has been assessed through the heritage impact work undertaken as having potential for low level impacts on three designated assets (Church of St Luke, Wayside Cross in St Luke's Churchyard, and Railings and gates at south side of St Luke's Churchyard) and the Cannock Town Centre Conservation Area. Policy H66 requires that the design of the development respects the setting of views towards Cannock Town Centre Conservation Area. Given that it does not address the potential for impacts on the other identified heritage assets, the minor negative effect previously recorded in relation to SA objective 17: historic environment remains applicable.

Policy H49

5.421 Land for 40 dwellings is allocated at Land at The Mossley, off Armitage Road. The site has been appraised 'policy-off' as site R18.

Table 5.43: Summary of sustainability effects for Policy H49

SA objective	Site R18	Site considering mitigation in Policy H49
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	+?	+?
SA11: Crime	0	0
SA12: Health and wellbeing	-	-
SA13: Recreation	++/-?	++/-?
SA14: Services and facilities	++	++
SA15: Employment	0	+?

SA objective	Site R18	Site considering mitigation in Policy H49
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.422 Policy H49 requires that proposals must be designed to incorporate the site’s existing hedgerows, trees, and water courses where possible. Suitable ecological mitigation and/or compensatory and enhancement measures should be provided on site as part of the development. The site lies within the 15km buffer established around the Cannock Chase SAC, where residential development could lead to increased recreational pressures on the SAC. It is not close to any local or national biodiversity designations. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy does not seek to address potential impacts relating to the SAC and therefore the uncertain minor negative effect remains applicable.

5.423 The policy requires the development on the site to incorporate suitable water harvesting and drainage systems, to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site is brownfield land. This effect remains applicable. The requirements of the policy will help to minimise any residual risk of flooding but are unlikely to provide substantial benefits in terms of reducing flood risk in the surroundings.

5.424 It is required under the policy that development on the site incorporates new or enhanced cycle and footpath networks, as well as highway improvement to the bridge access point, and enhanced connections and alignments to the existing public rights of way to Mersey Canal towpath and Rugeley Town Centre. It is expected that these requirements would assist in supporting a modal shift in the Plan area and improved access to services and facilities, from the site. Therefore, there is potential for the policy to slightly strengthen the significant positive effects already recorded for the site in relation to SA

objectives 8: sustainable transport and 14: services and facilities. The policy is likely to support some level of increased in the number of visits being made to Rugeley Town Centre given the transport improvements required. However, given that it would not support new town centre uses in an appropriate location, which might otherwise substantially benefit the functioning of the centre, the negligible effect previously recorded in relation to SA objective 16: town centres, remains applicable.

5.425 Policy H49 requires future onsite development to provide an appropriate education contribution in line with the recommendations of the County Council. The contribution required is likely to be based on the relative size of the development and the specifics of the contribution are not provided in the policy. The policy requirements are not considered to be of a scale to result in a change to the effect previously recorded for the site in relation to SA objective 10: education. As such, the uncertain minor positive effect previously recorded for the site, given its close proximity to a number of primary schools but not a secondary school, remains applicable.

5.426 The development of the site is required by the policy to facilitate the relocation of the existing businesses, where necessary. This may help to limit any adverse effect of developing the site in relation to the employment offer in the area. However, as no new employment uses would result from the site's development, the negligible effect previously recorded for the site in relation to SA objective 15: employment remains applicable.

5.427 The policy requires that proposals design buildings to respect the existing setting and structures within the site and the adjacent Trent and Mersey Canal Conservation Area. The site was screened out of the heritage impact assessment work commissioned by the Council and therefore an uncertain negligible effect was previously recorded in relation to SA objective 17: historic environment. The requirements of the policy will help to mitigate any residual potential impacts relating to the nearby Conservation Area and therefore the uncertain negligible effect remains applicable.

Policy H50

5.428 Land for 35 dwellings is allocated at Nursery Fields, St Michaels Road, Brereton. The site has been appraised 'policy-off' as site R25.

Table 5.44: Summary of sustainability effects for Policy H50

SA objective	Site R25	Site considering mitigation in Policy H50
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+/-	+/-
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	--?	--?
SA7: Waste	+?	+?
SA8: Sustainable transport	+	+
SA9: Housing	++	++
SA10: Education	+?	+?
SA11: Crime	0	0
SA12: Health and wellbeing	+	+
SA13: Recreation	++/-?	++/-?
SA14: Services and facilities	+?	+?
SA15: Employment	0	0

SA objective	Site R25	Site considering mitigation in Policy H50
SA16: Town centres	0	0
SA17: Historic environment	-?	-?

5.429 Policy H50 requires future proposals on site to incorporate the existing trees and hedgerows, into their design where possible. Suitable ecological mitigation and/or compensatory measures must be implemented within the design of the site. In addition, the site should provide suitable connectivity of green infrastructure. The site lies within the 15km buffer established around the Cannock Chase SAC, where residential development could lead to increased recreational pressures on the SAC. It is not close to any local or national biodiversity designations. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy does not seek to address potential impacts relating to the SAC and therefore the uncertain minor negative effect remains applicable.

5.430 The policy requires the development on the site to incorporate suitable water harvesting and drainage systems, to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site is brownfield land. This effect remains applicable. The requirements of the policy will help to minimise any residual risk of flooding but are unlikely to provide substantial benefits in terms of reducing flood risk in the surroundings.

5.431 Under the policy, it is a requirement for development on the site to incorporate new and enhance existing cycle and footpath linkages between public rights of way and to the shops and adjacent bus stop along Main Road. It is expected that these requirements would assist in supporting a modal shift in the Plan area and improved access to services and facilities from the site. Therefore, there is potential for the policy to result in additional benefits in relation to SA objectives 8: sustainable transport and 14: services and facilities. However, the requirements of the policy are not considered to be of a scale to

increase the minor positive and uncertain minor positive effects previously recorded for the site in relation to SA objectives 8 and 14, respectively.

5.432 Policy H50 requires future onsite development to provide an appropriate education contribution in line with the recommendations of the County Council. The contribution required is likely to be based on the relative size of the development and the specifics of the contribution are not provided in the policy. The policy requirements are not considered to be of a scale to result in a change to the effect previously recorded for the site in relation to SA objective 10: education. As such, the uncertain minor positive effect previously recorded for the site, given its close proximity to a primary school but not a secondary school, remains applicable.

5.433 The policy requires the design of buildings on the site to respect the setting and structures within the Main Road, Brereton Conservation Area. The policy includes specific reference to the protection of the adjacent St Michaels Church, a Grade II Listed Building. The heritage impact assessment work commissioned by the Council identified that the development of the site has potential for low impact upon these designated heritage assets as well as non-designated asset 1-9 Old School Mews. The requirements of the policy will help to mitigate potential adverse effects relating to the identified designated heritage assets but not the non-designated asset. As such, the uncertain minor negative effect previously recorded for the site in relation to SA objective 17: historic environment, remains applicable.

Policy H51

5.434 Land for 27 dwellings is allocated at Castle Inn, 141, Main Road, Brereton. The site has been appraised 'policy-off' as site R208.

Table 5.45: Summary of sustainability effects for Policy H51

SA objective	Site R208	Site considering mitigation in Policy H51
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+/-	+/-
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	--?	--?
SA7: Waste	+?	+?
SA8: Sustainable transport	+	+
SA9: Housing	++	++
SA10: Education	+?	+?
SA11: Crime	0	0
SA12: Health and wellbeing	+	+
SA13: Recreation	++/-?	++/-?
SA14: Services and facilities	+?	+?
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.435 The site is not located within a notable proximity to any internationally, nationally, or designated site of biodiversity or geodiversity. However, the site is within approximately 4km of the Cannock Chase SAC and as such a minor

uncertain negative effect was previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. New residential development within 15km of the SAC could contribute to increased recreation pressure at this designated site. The policy requires that soft landscaping utilising street trees and green roofs and enhancement features for wildlife are implemented on site where possible, for the benefit of nature. While these requirements could have benefits relating to habitat connectivity, they are not considered to be of a scale to result in a positive effect. Furthermore, the policy does not seek to mitigate potential effects relating to the SAC. Therefore, the uncertain minor negative effect previously recorded for the site, remains applicable.

5.436 The policy requires the development on the site to incorporate suitable water harvesting and drainage systems, to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site is brownfield land. This effect remains applicable. The requirements of the policy will help to minimise any residual risk of flooding but are unlikely to provide substantial benefits in terms of reducing flood risk in the surroundings.

5.437 The requirements of the policy to introduce new cycle and footpath linkages, as well as to enhance existing routes at the site, could provide benefits in relation to uptake of sustainable transport as well as supporting access to services and facilities in the surroundings. However, the requirements of the policy are not considered to be a scale to increase the minor positive and uncertain minor positive effects previously recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities, respectively.

5.438 Policy H51 requires future onsite development to provide an appropriate education contribution in line with the recommendations of the County Council. The contribution required is likely to be based on the relative size of the development and the specifics of the contribution are not provided in the policy. The policy requirements are not considered to be of scale to result in a change to the effect previously recorded for the site in relation to SA objective 10: education. As such, the uncertain minor positive effect previously recorded for

the site, given its close proximity to a primary school but not a secondary school, remains applicable.

5.439 The policy requires the design of buildings on the site to respect the setting of the Main Road, Brereton Conservation Area. The policy includes specific reference to the protection of the adjacent St Michaels Church, a Grade II Listed Building. The site was screened out of the heritage impact assessment work commissioned by the Council, reflecting its lower sensitivity in relation to the historic environment. The requirements of the policy will help to mitigate any residual adverse effects relating to the setting of the Conservation Area and Listed Building identified. As such, the uncertain negligible effect previously recorded for the site in relation to SA objective 17: historic environment, remains applicable.

Policy H52

5.440 Land for 23 dwellings is allocated at Gregory Works, Armitage Road, Brereton. The site has been appraised ‘policy-off’ as site R22.

Table 5.46: Summary of sustainability effects for Policy H52

SA objective	Site R22	Site considering mitigation in Policy H52
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0

SA objective	Site R22	Site considering mitigation in Policy H52
SA6: Landscape and townscape	0?	0?
SA7: Waste	+?	+?
SA8: Sustainable transport	+	+
SA9: Housing	++	++
SA10: Education	+?	+?
SA11: Crime	0	0
SA12: Health and wellbeing	+	+
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	--	-?
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.441 Policy H52 requires that proposals for the site are designed to incorporate existing trees and hedgerows that exist on the site, as well as providing suitable ecological mitigation and/or compensatory and enhancement measures to promote green infrastructure connectivity. These requirements for protection and enhancement of green infrastructure are expected to provide some limited benefit for local habitat connectivity. However, the requirements are not considered to be of a scale to result in a positive effect in relation to SA objective 1: biodiversity and geodiversity. Furthermore, they do not effectively address the potential for development to increase recreational pressure at the Cannock Chase SAC, which reflects the location of the site within the 15km buffer identified around this designation. As such, the uncertain minor negative effect expected in relation to SA objective 1 remains applicable.

5.442 The policy requires the development on the site to incorporate suitable water harvesting and drainage systems, to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site is brownfield land. This effect remains applicable. The requirements of the policy will help to minimise any residual risk of flooding but are unlikely to provide substantial benefits in terms of reducing flood risk in the surroundings.

5.443 Policy H52 requires that the development incorporates new cycle and footpath linkages, as well as to enhance connections and alignments to existing public rights of way, including the link to the adjacent Ravenhill Park. These requirements could provide benefits in relation to uptake of sustainable transport as well as supporting access to services and facilities in the surroundings. However, the requirements of the policy are not considered to be of a scale to increase the minor positive and significant positive effects previously recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities, respectively.

5.444 Policy H52 requires future onsite development to provide an appropriate education contribution in line with the recommendations of the County Council. The contribution required is likely to be based on the relative size of the development and the specifics of the contribution are not provided in the policy. The policy requirements are not considered to be of scale to result in a change to the effect previously recorded for the site in relation to SA objective 10: education. As such, the uncertain minor positive effect previously recorded for the site, given its close proximity to a primary school but not a secondary school, remains applicable.

5.445 The site is currently utilised as an employment site and as such, it is likely that residential development would lead to the loss of employment land. Therefore, the site was previously recorded as having a significant negative effect in relation to SA objective 15: employment. Policy H52 requires the development of the site to facilitate the relocation of the existing businesses, located on the site, where it is considered necessary. The policy would go some way to mitigating the negative effect identified, however, this would depend

partly on the identification of a suitable alternative location for the existing employment uses. Given that the alternative location for the current uses at the site and its comparative suitability in terms of economic function and access for commuters, is presently unknown, the significant negative effect previously recorded in relation to SA objective 15 is updated to a minor negative effect with uncertainty attached.

5.446 The policy requires the design of buildings on the site to respect the setting of the Main Road, Brereton Conservation Area. The site was screened out of the heritage impact assessment work commissioned by the Council, reflecting its reduced sensitivity in relation to the historic environment. The requirements of the policy will help to mitigate any residual adverse effects relating to the setting of the Conservation Area. As such, the uncertain negligible effect previously recorded for the site in relation to SA objective 17: historic environment, remains applicable.

Policy H53

5.447 Land for 20 dwellings is allocated on Land off Lichfield Street, Rugeley. The site has been appraised ‘policy-off’ as site R189.

Table 5.47: Summary of sustainability effects for Policy H53

SA objective	Site R189	Site considering mitigation in Policy H53
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0

SA objective	Site R189	Site considering mitigation in Policy H53
SA5: Flooding	0	0
SA6: Landscape and townscape	0?	0
SA7: Waste	+	+
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	+	+
SA11: Crime	0	0
SA12: Health and wellbeing	+	+
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.448 The site lies within the 15km buffer declared around the Cannock Chase SAC within which there is potential for residential development to result in increased recreational pressures. It is not close to any national or local biodiversity sites. Policy H53 requires new development on the site to include street trees, green roofs and enhancement features for wildlife. There is potential for habitat connectivity to result through the policy requirements, however, any benefits are not considered to be of a scale to result in a positive effect being recorded in relation to SA objective 1: biodiversity and geodiversity. Given the potential for impacts on the SAC which the policy does not seek to address, the uncertain minor negative effect recorded in relation to SA objective 1 remains applicable.

5.449 The policy requires the development on the site to incorporate suitable water harvesting and drainage systems, to minimise water use and limit water run-off from the site. It should also deliver new or enhanced attenuation ponds and SuDS features, subject to the findings of a site-specific flood risk assessment. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site is brownfield land. This effect remains applicable. The requirements of the policy will help to minimise any residual risk of flooding but are unlikely to provide substantial benefits in terms of reducing flood risk in the surroundings.

5.450 Policy H53 requires that the development incorporates new cycle and footpath linkages, as well as to enhance connections and alignments to existing public rights of way and Rugeley Town Centre. These requirements could provide benefits in relation to uptake of sustainable transport as well as supporting access to services and facilities in the surroundings. Improved linkages towards the Town Centre could help to support its viability. However, the requirements of the policy are not considered to be of a scale to increase the significant positive effects previously recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities. Furthermore, the policy would not result in new town centre uses at a location that would benefit the Rugeley Town Centre and therefore the negligible effect recorded for the site in relation to SA objective 16: town centre also remains applicable.

5.451 Policy H53 requires future onsite development to provide an appropriate education contribution in line with the recommendations of the County Council. The contribution required is likely to be based on the relative size of the development and the specifics of the contribution are not provided in the policy. The policy requirements are not considered to be of a scale to result in a change to the effect previously recorded for the site in relation to SA objective 10: education. As such, the uncertain minor positive effect previously recorded for the site, given its close proximity to a primary school but not a secondary school, remains applicable.

5.452 The policy also required that development at the site must be designed in a manner that is respectful of the setting of the Talbot Street and Lichfield Street

and Rugeley Conservation Areas and the Grade II Listed Building St Joseph & St Etheldreda Catholic Church. The site was screened out of the heritage impact assessment work commissioned by the Council indicating its reduced sensitivity in terms of the historic environment. The requirements of the policy are likely to limit the potential for any residual effects relating to the historic environment and therefore the uncertain negligible effect previously recorded for the site in relation to SA objective 17: historic environment, remains applicable.

Policy H64

5.453 Land for 17 dwellings is allocated at The Fairway Motel, Horse Fair, Rugeley. The site has been appraised ‘policy-off’ as site R144b.

Table 5.48: Summary of sustainability effects for Policy H64

SA objective	Site R144b	Site considering mitigation in Policy H64
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	--?	--?
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++

SA objective	Site R144b	Site considering mitigation in Policy H64
SA10: Education	++?	++?
SA11: Crime	0	0
SA12: Health and wellbeing	+	+
SA13: Recreation	++	++
SA14: Services and facilities	++	++
SA15: Employment	0	0
SA16: Town centres	++	++
SA17: Historic environment	-?	-?

5.454 Policy H64 requires that soft landscaping should be provided within the site such as green roofs and enhancement features for wildlife to benefit nature which could result in some small scale benefits in terms of habitat provision and connectivity. The site lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. It is not close to any local or national biodiversity designations. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy does not require that the development of the site addresses the potential for impacts on the SAC. Therefore, the uncertain minor negative effect remains applicable for the site in relation to SA objective 1.

5.455 The policy requires the incorporation of suitable water harvesting and drainage systems where possible within the proposed development to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site is brownfield land. The requirements of the policy are likely to further limit the potential for any adverse effects resulting in relation to increased numbers of residents being located in areas of higher flood

risk or increased flood risk in the surroundings. Therefore, the negligible effect remains applicable.

5.456 Policy H64 requires that development includes pedestrian access from Horsefair. The sustainable transport improvements set out in the policy are relatively limited and are considered unlikely to substantially support sustainable travel in the Plan area and improved access to services and facilities for new residents at the site. As such, the potential to strengthen the significant positive effects already recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities is limited.

5.457 The policy requires that the development makes an appropriate education contribution, as requested by Staffordshire County Council. The contribution required is likely to be relative in size to the development and the specifics of the contribution have not been provided. Therefore, the significant positive effect previously identified for the site in relation to SA objective 10: education, remains applicable given the site's proximity to both a primary school and a secondary school. Uncertainty remains attached as access to nearby educational facilities remains dependent on the availability of school places.

5.458 The policy requires that the development should respect the nearby Rugeley Town Centre Conservation Area and Talbot Street/Lichfield Street Conservation Area at either end of Horsefair. The uncertain minor negative effect previously recorded for the site in relation to SA objective 17: historic environment reflects the potential to adversely affect the setting of non-designated heritage asset (building to the rear of 1 Upper Brook Street) as well as the two Conservation Areas. The policy requirements are likely to reduce the potential for harm relating to the Conservation Areas, however, there is no specific requirement included to prevent harm to the other heritage asset identified. Therefore, the uncertain minor negative effect remains applicable in relation to SA objective 17. The effect is uncertain given that impacts are dependent on the precise design of any scheme that might be implemented for the site, which is presently unknown.

Policy H67

5.459 Land for 18 dwellings is allocated Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road, Rugeley. The site has been appraised ‘policy-off’ as site R227.

Table 5.49: Summary of sustainability effects for Policy H67

SA objective	Site R227	Site considering mitigation in Policy H67
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	--?	--?
SA7: Waste	+?	+?
SA8: Sustainable transport	++	++
SA9: Housing	++	++
SA10: Education	+?	+?
SA11: Crime	0	0
SA12: Health and wellbeing	+	+
SA13: Recreation	++	++
SA14: Services and facilities	++	++

SA objective	Site R227	Site considering mitigation in Policy H67
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic environment	--?	-?

5.460 Policy H67 requires that existing trees and hedgerows on the site should, where possible, be incorporated into the design of development whilst offering green infrastructure connectivity. Previously an uncertain minor negative effect was recorded for the site in relation to SA objective 1: biodiversity and geodiversity given its location within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. The policy requirements are likely to support some small scale benefits in terms of habitat provision and connectivity. However, they are not considered to be of a scale to mitigation potential impacts relating to the SAC and therefore the uncertain minor negative effect remains applicable.

5.461 Through Policy H67, the site is allocated for 18 new homes on brownfield land. This is reflected in the minor positive effect, previously recorded for the site in relation to SA objective 3: previously developed land. The development is required to remediate despoiled land at the site and a Contaminated Land Desk Top Study and Remediation Statement should be provided to support the development. While the requirements of the policy will help to ensure that appropriate measures are taken to ensure the safe remediation of the site, it is likely that any impacts would not be of a scale that might otherwise result in an increase in the minor positive effect recorded in relation to SA objective 3: previously developed land.

5.462 In line with the policy, suitable water harvesting infrastructure and drainage systems, should be incorporated at the site to minimise water use and limit water run-off from the site. A negligible effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood

Zone 1 and the site is brownfield land. This effect remains applicable. The requirements of the policy will help to minimise any residual risk of flooding but are unlikely to provide substantial benefits in terms of reducing flood risk in the surroundings.

5.463 The policy also requires that development of the site incorporates new or enhanced cycle and footpath linkages, specifically towards Rugeley Town Centre. The sustainable transport improvements set out in the policy are relatively limited. As such, there is no change to the significant positive effects previously recorded for the site in relation to SA objectives 8: sustainable transport. The provision is likely to support access to services and facilities in the area with potential to strengthen the significant positive effects already recorded in relation to SA objectives 14: services and facilities. There is also potential for the policy to provide some support for the viability of Rugeley Town Centre, by increasing journeys made to this location. However, as the policy would not support town centre uses in an appropriate location in the District, the negligible effect previously recorded for the site in relation to SA objective 16: town centres, remains applicable.

5.464 Development at the site is required by the policy to provide an appropriate educational contribution as requested by Staffordshire County Council. The contribution required is likely to be relative in size to the development and the specifics of the contribution have not been provided. Therefore, the minor positive effect previously identified for the site in relation to SA objective 10: education, remains applicable given the site's proximity to a primary school only. Uncertainty remains attached as access to nearby educational facilities remains dependent on the availability of school places.

5.465 Policy H67 requires the design of the new development to respect the setting of the nearby Listed Buildings, particularly in relation to the adjoining Listed Building at 9 Wolseley Road, Rugeley. The site also lies adjacent to the Rugeley Church Street Conservation Area on three sides. This is reflected in the uncertain significant negative effect previously recorded for the site. Given that the requirements of the policy directly address the potential for effects relating to the adjoining Listed Building but not the nearby Conservation Area,

an updated minor negative effect is recorded in relation to SA objective 17: historic environment. However, this remains uncertain as the final design of development is unknown.

Policy H68

5.466 Land for 55 dwellings is allocated to Land off Norton Hall Lane, Norton Canes. The site has been appraised ‘policy-off’ as site N13b.

Table 5.50: Summary of sustainability effects for Policy H68

SA objective	Site N13b	Site considering mitigation in Policy H68
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	--?	-?
SA3: Previously developed land	--	--
SA4: Climate change	0	0
SA5: Flooding	-	-
SA6: Landscape and townscape	-?	-?
SA7: Waste	0	0
SA8: Sustainable transport	-?	0?
SA9: Housing	++	++
SA10: Education	-?	-?
SA11: Crime	0	0
SA12: Health and wellbeing	-	-

SA objective	Site N13b	Site considering mitigation in Policy H68
SA13: Recreation	++	++
SA14: Services and facilities	+?	+?
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.467 The policy requires that the development of the site should incorporate existing trees and hedgerows where possible and should promote green infrastructure connectivity to the existing green corridor adjacent to the site’s southern boundary. The site was previously appraised as having an uncertain minor negative effect in relation to SA objective 1: biodiversity. The effect reflects its location within the 15km buffer associated with the Cannock Chase SAC within which there is potential for increased recreational pressures on the SAC. The policy requirements may help to promote habitat connectivity in the area but do not directly address potential impacts upon the SAC. Therefore, the uncertain minor negative effect remains applicable.

5.468 Policy H68 notes that the amenity of future development occupiers should be considered in relation to noise and air pollution as part of the design of the development. Given these requirements, there is potential to limit the adverse impact previously identified in relation to the proximity of the site to an AQMA and a motorway. Therefore, the uncertain significant negative effect previously recorded for the site in relation to SA objective 2: pollution is updated to an uncertain minor negative effect. The negative effect partly reflects the loss of greenfield land of Grade 3 agricultural quality that would result through the development of the site and would be unlikely to be mitigated.

5.469 Suitable water harvesting infrastructure and drainage systems, made to minimise water use and limit water run-off from the site, are required by the policy as part of any development scheme. A negligible effect has already been

recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site comprises brownfield land. The requirements of the policy are likely to further limit the potential for any adverse effects resulting in relation to increased numbers of residents being located in areas of higher flood risk or increased flood risk in the surroundings. Therefore, the negligible effect remains applicable.

5.470 Policy H68 requires that development of the site incorporates new or enhanced cycle and footpath linkages into the design of any subsequent development. This includes enhancing connections and alignments to the existing Public Right of Way. These requirements could help to promote travel by active modes from the site. The uncertain minor negative effect previously recorded for the site in relation to SA objective 8: sustainable transport is therefore updated to a negligible effect. The site remains some distance from the nearest sustainable transport node meaning that a positive effect is not considered appropriate. Improving the potential for travel by active modes is also likely to improve connectivity to services and facilities in the site's locality as well as towards the Local Centre at Norton Canes. However, as the policy would not result in the delivery of new services and facilities and town centre uses in the Plan area, no change is recorded in relation to the respective uncertain minor positive and negligible effect previously recorded for the site in relation to SA objectives 14: services and facilities and 16: town centres.

5.471 The policy requires that the development makes an appropriate education contribution, as requested by Staffordshire County Council. The contribution required is likely to be relative in size to the development and the specifics of the contribution have not been provided. Therefore, the minor negative effect previously identified for the site in relation to SA objective 10: education, remains applicable given the site's location some distance from both a primary school and secondary school. Uncertainty remains attached as access to nearby educational facilities remains dependent on the availability of school places.

Policy H69

5.472 Land for 11 dwellings is allocated to 272 Hednesford Road, Norton Canes. The site has been appraised ‘policy-off’ as site N67b.

Table 5.51: Summary of sustainability effects for Policy H69

SA objective	Site N67b	Site considering mitigation in Policy H69
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	-	-
SA3: Previously developed land	-	-
SA4: Climate change	0	0
SA5: Flooding	-	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	0	0
SA8: Sustainable transport	+	+
SA9: Housing	++	++
SA10: Education	++?	++?
SA11: Crime	0	0
SA12: Health and wellbeing	-	-
SA13: Recreation	++	++
SA14: Services and facilities	+?	+?
SA15: Employment	0	0

SA objective	Site N67b	Site considering mitigation in Policy H69
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.473 The policy requires that the development of the site should provide ecological suitable mitigation and/or compensatory and enhancement measures and incorporate green infrastructure connectivity. The site was previously appraised as having an uncertain minor negative effect in relation to SA objective 1: biodiversity. The effect reflects its location within 550m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI and within the 15km buffer associated with the Cannock Chase SAC within which there is potential for increased recreational pressures on the SAC. The policy requirements may help to promote habitat connectivity in the area but do not directly address potential impacts upon the SAC. Therefore, the uncertain minor negative effect remains applicable.

5.474 Suitable water harvesting infrastructure and drainage systems, made to minimise water use and limit water run-off from the site, is required by the policy as part of any development scheme. A minor negative effect has already been recorded for the site in relation to SA objective 5: flooding given that it lies within Flood Zone 1 and the site comprises greenfield land. These types of requirements are likely to help mitigate any potential for increased flood risk at the site that might result from the proliferation of impermeable surfaces. Therefore, the minor negative effect previously recorded for the site in relation to IIA objective 5: flooding is updated to a negligible effect.

5.475 Policy H69 requires that development of the site incorporates new or enhanced cycle and footpath linkages into the design of any subsequent development. This includes enhancing connections and alignments to the existing Public Right of Way where appropriate. These requirements could help to promote travel by active modes from the site. The minor positive effect previously recorded for the site in relation to SA objective 8: sustainable reflects

its close proximity to bus stops but not a train station. It is not considered that the requirements of the policy are of a scale to strengthen the minor positive effect already recorded. Improving the potential for travel by active modes is also likely to improve connectivity to services and facilities in the site’s locality as well as towards the Local Centre at Norton Canes. However, as the policy would not result in the delivery of new services and facilities and town centre uses in the Plan area, no change is recorded in relation to the respective uncertain minor positive and negligible effect previously recorded for the site in relation to SA objectives 14: services and facilities and 16: town centres.

5.476 The policy requires that the development makes an appropriate education contribution, as requested by Staffordshire County Council. The contribution required is likely to be relative in size to the development and the specifics of the contribution have not been provided. Therefore, the significant positive effect previously identified for the site in relation to SA objective 10: education, remains applicable given the site’s location close to both a primary school and secondary school. Uncertainty remains attached as access to nearby educational facilities remains dependent on the availability of school places.

Policy E4

5.477 Land for employment uses is allocated at Former Power Station off A51 (adjacent to Towers Business Park), Rugeley. The site has been appraised ‘policy-off’ as site RE3.

Table 5.52: Summary of sustainability effects for Policy E4

SA objective	Site RE3	Site considering mitigation in Policy E4
SA1: Biodiversity and geodiversity	0?	0
SA2: Pollution	-	-

SA objective	Site RE3	Site considering mitigation in Policy E4
SA3: Previously developed land	-	-
SA4: Climate change	0	0
SA5: Flooding	-	0
SA6: Landscape and townscape	0?	0?
SA7: Waste	0	0
SA8: Sustainable transport	-	-
SA9: Housing	0	0
SA10: Education	0	0
SA11: Crime	0	0
SA12: Health and wellbeing	0	0
SA13: Recreation	++	++
SA14: Services and facilities	+?	+?
SA15: Employment	+	+
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.478 Policy E4 requires that the development of the site should incorporate existing trees and hedgerows where possible and provide suitable ecological mitigation and/or compensatory and enhancement measures. Previously, an uncertain negligible effect was recorded for the site in relation to SA objective 1: biodiversity and geodiversity as the site is not in close proximity to designated sites. The policy requirements may help to promote habitat connectivity in the area to some degree but are not considered to be of a scale to result in substantial improvements in this regard. Therefore, the uncertain negligible effect remains applicable.

5.479 The policy requires that the development incorporates suitable water harvesting and drainage systems to limit water use and minimise run-off. The site lies outside of Flood Zone 2 or 3 but is on greenfield land, the development of which could increase the area of impermeable surfaces and contribute to increased flood risk in the District. This is reflected in the minor negative effect previously recorded for the site in relation to SA objective 5: flooding. The policy requirements are likely to limit the potential for increases in flood risk in the surroundings as a result of run-off. Therefore, the minor negative effect previously recorded in relation to SA objective 5 is therefore updated to negligible.

Policy E6

5.480 Land for employment uses is allocated at Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton. The site has been appraised ‘policy-off’ as site RE29.

Table 5.53: Summary of sustainability effects for Policy E6

SA objective	Site RE29	Site considering mitigation in Policy E6
SA1: Biodiversity and geodiversity	0?	0?
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	--?	--?
SA7: Waste	+?	+

SA objective	Site RE29	Site considering mitigation in Policy E6
SA8: Sustainable transport	+	+
SA9: Housing	0	0
SA10: Education	0	0
SA11: Crime	0	0
SA12: Health and wellbeing	0	0
SA13: Recreation	++	++
SA14: Services and facilities	+?	+?
SA15: Employment	+	+
SA16: Town centres	0	0
SA17: Historic environment	0?	0

5.481 Policy E6 requires that the development of the site should incorporate existing trees and hedgerows where possible and provide suitable ecological mitigation and/or compensatory and enhancement measures. Previously, an uncertain negligible effect was recorded for the site in relation to SA objective 1: biodiversity and geodiversity as the site is not in close proximity to designated sites. The policy requirements may help to promote habitat connectivity in the area to some degree but are not considered to be of a scale to result in substantial improvements in this regard. Therefore, the uncertain negligible effect remains applicable.

5.482 The policy requires that the development incorporates suitable water harvesting and drainage systems to minimise water use and limit run-off. The site lies outside of Flood Zone 2 or 3 and is on brownfield land, the development of which is unlikely to increase the area of impermeable surfaces and contribute to increased flood risk in the District. This is reflected in the negligible effect previously recorded for the site in relation to SA objective 5: flooding. The policy

requirements are likely to further limit the potential for increases in flood risk in the surroundings as a result of run-off but are not of a scale to result in substantial benefits. Therefore, the negligible previously recorded in relation to SA objective 5 remains applicable.

Policy E14

5.483 Land for employment uses is allocated at Hill Farm, 84 Hayfield Hill, Cannock Wood, Rugeley. The site has been appraised ‘policy-off’ as site CE71.

Table 5.54: Summary of sustainability effects for Policy E14

SA objective	Site CE71	Site considering mitigation in Policy E14
SA1: Biodiversity and geodiversity	--?	--?
SA2: Pollution	+/-?	+/-?
SA3: Previously developed land	+	+
SA4: Climate change	0	0
SA5: Flooding	0	0
SA6: Landscape and townscape	--?	--?
SA7: Waste	+?	+?
SA8: Sustainable transport	0	0
SA9: Housing	0	0
SA10: Education	0	0
SA11: Crime	0	0

SA objective	Site CE71	Site considering mitigation in Policy E14
SA12: Health and wellbeing	0	0
SA13: Recreation	++	++
SA14: Services and facilities	-	-
SA15: Employment	+	+
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.484 Policy E14 requires that the development of the site should incorporate existing trees and hedgerows where possible and provide suitable ecological mitigation and/or compensatory and enhancement measures. The development should also provide for green infrastructure connectivity. Previously, an uncertain significant negative effect was recorded for the site in relation to SA objective 1: biodiversity and geodiversity reflecting the site’s close proximity to local biodiversity designations as well as Gentleshaw Common SSSI. The policy requirements may help to promote habitat connectivity in the area to some degree but there is no requirement to address specific effects on the nearby biodiversity assets. Therefore, the uncertain significant negative effect remains applicable.

5.485 The policy requires that the development incorporates suitable water harvesting and drainage systems to minimise water use and limit run-off. The site lies outside of Flood Zone 2 or 3 and is on brownfield land, the development of which is unlikely to increase the area of impermeable surfaces and contribute to increased flood risk in the District. This is reflected in the negligible effect previously recorded for the site in relation to SA objective 5: flooding. The policy requirements are likely to further limit the potential for increases in flood risk in the surroundings as a result of run-off but are not of a scale to result in substantial benefits. Therefore, the negligible previously recorded in relation to SA objective 5 remains applicable.

Policy E16

5.486 Land for employment uses is allocated at Land off Norton Green Lane, Norton Canes. The site has been appraised 'policy-off' as site NE1.

Table 5.55: Summary of sustainability effects for Policy E16

SA objective	Site NE1 (Employment)	Site considering mitigation in Policy E16
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	--?	--?
SA3: Previously developed land	-	-
SA4: Climate change	0	0
SA5: Flooding	-	0
SA6: Landscape and townscape	-?	-?
SA7: Waste	0	0
SA8: Sustainable transport	+	+
SA9: Housing	0	0
SA10: Education	0	0
SA11: Crime	0	0
SA12: Health and wellbeing	0	0
SA13: Recreation	++	++
SA14: Services and facilities	+?	+?
SA15: Employment	+	+

SA objective	Site NE1 (Employment)	Site considering mitigation in Policy E16
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.487 Policy E16 requires that the development of the site should incorporate existing trees and hedgerows where possible and provide suitable ecological mitigation and/or compensatory and enhancement measures. The development should also provide for green infrastructure connectivity. Previously, an uncertain minor negative effect was recorded for the site in relation to SA objective 1: biodiversity and geodiversity reflecting the site’s close proximity to a local biodiversity designation (School Lane Wood BAS). The policy requirements may help to promote habitat connectivity in the area to some degree but there is no requirement to address specific effects on the nearby biodiversity asset. Therefore, the uncertain minor negative effect remains applicable.

5.488 The policy requires that the development incorporates suitable water harvesting and drainage systems to minimise water use and limit run-off. The site lies outside of Flood Zone 2 or 3 and is on greenfield land, the development of which could increase the area of impermeable surfaces and contribute to increased flood risk in the District. This is reflected in the minor negative effect previously recorded for the site in relation to SA objective 5: flooding. The policy requirements are likely to limit the potential for increases in flood risk in the surroundings as a result of run-off. Therefore, the minor negative effect previously recorded in relation to SA objective 5 is updated to a negligible effect.

5.489 Policy E16 also requires that the development incorporates new or enhanced cycle and footpath linkages, as well as alignments to existing public rights of way. These requirements could provide benefits in relation to uptake of sustainable transport as well as supporting access to services and facilities in the surroundings. They could also potentially improved linkages towards Norton

Canes Local Centre which could help to support its viability. However, the requirements of the policy are not considered to be of a scale to increase the respective minor positive effect and uncertain minor positive effect previously recorded for the site in relation to SA objectives 8: sustainable transport and 14: services and facilities. Furthermore, the policy would not result in new town centre uses at a location that would benefit the Norton Canes Local Centre and therefore the negligible effect recorded for the site in relation to SA objective 16: town centre also remains applicable.

Policy GT1

5.490 Land for gypsy accommodation is allocated at Land at Cannock Wood Road, Rawnsley. The site has been appraised ‘policy-off’ as site GT6.

Table 5.56: Summary of sustainability effects for Policy GT1

SA objective	Site GT6	Site considering mitigation in Policy GT1
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	-	-
SA3: Previously developed land	-	-
SA4: Climate change	0	0
SA5: Flooding	-	-
SA6: Landscape and townscape	--?	--?
SA7: Waste	0	0
SA8: Sustainable transport	+	+
SA9: Housing	++	++

SA objective	Site GT6	Site considering mitigation in Policy GT1
SA10: Education	-?	-?
SA11: Crime	0	0
SA12: Health and wellbeing	-	-
SA13: Recreation	++	++
SA14: Services and facilities	-	-
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic environment	-?	-?

5.491 Policy GT1 requires that development at the site incorporates existing hedgerows and trees where possible and that suitable ecological mitigation and/or compensatory measures are provided and green infrastructure connectivity is promoted. Prospect Village Field SBI is adjacent to the site to the south and Prospect Village (disused railway Newhayes Road-Rugeley Road) SBI is located within 180m of the site to the south east. The site also lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy requirements may help to promote habitat connectivity in the area but do not directly address potential impacts upon the local biodiversity designations or the SAC. Therefore, the uncertain minor negative effect remains applicable.

Policy GT2

5.492 Land for gypsy accommodation is allocated at Land at Lime Lane, Little Wyrley. The site has been appraised ‘policy-off’ as site GT7.

Table 5.57: Summary of sustainability effects for Policy GT1

SA objective	Site GT7	Site considering mitigation in Policy GT2
SA1: Biodiversity and geodiversity	-?	-?
SA2: Pollution	--?	--?
SA3: Previously developed land	-	-
SA4: Climate change	0	0
SA5: Flooding	-	-
SA6: Landscape and townscape	-?	-?
SA7: Waste	0	0
SA8: Sustainable transport	-	-
SA9: Housing	++	++
SA10: Education	-?	-?
SA11: Crime	0	0
SA12: Health and wellbeing	-	-
SA13: Recreation	++	++
SA14: Services and facilities	--	--
SA15: Employment	0	0
SA16: Town centres	0	0
SA17: Historic environment	0?	0?

5.493 Policy GT2 requires that development at the site incorporates existing hedgerows and trees where possible and that suitable ecological mitigation and/or compensatory measures are provided and green infrastructure

connectivity is promoted. Cannock Extension Canal, a SSSI and SAC, lies within 260m to the west and Wyrley Hayes Wood Local Wildlife Site and SBI lies within 180m to the north west. The site also lies within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC. This is reflected in the uncertain minor negative effect previously recorded for the site in relation to SA objective 1: biodiversity and geodiversity. The policy requirements may help to promote habitat connectivity in the area but do not directly address potential impacts upon the nearby biodiversity designations or in relation to the SAC. Therefore, the uncertain minor negative effect remains applicable.

Cumulative effects

5.494 The cumulative effects assessment considers the total effects of the policies and site allocations in the Pre-Submission Local Plan document taken as a whole on each of the SA objectives. A summary of the likely sustainability effects of these is presented in Table 5-58 below. The effects of each individual policy (including the site allocation policies) set out in the plan are presented in Table 5.59: Likely sustainability effects of the policies in the Pre-Submission Local Plan later in this section.

Table 5-58: Cumulative effects of the Pre-Submission Local Plan

SA objective	Cumulative effect of the Local Plan policies
SA1: Biodiversity and geodiversity	--/+
SA2: Pollution	--/+
SA3: Previously developed land	+/-
SA4: Climate Change	++/-
SA5: Flooding	+/-

SA objective	Cumulative effect of the Local Plan policies
SA6: Landscape and townscape	--/+
SA7: Waste	+/-
SA8: Sustainable transport	++/-
SA9: Housing	++
SA10: Education	+/-?
SA11: Crime	+
SA12: Health and wellbeing	++/-
SA13: Recreation	++/-
SA14: Services and facilities	++/-
SA15: Economy	++/-
SA16: Town centres	+
SA17: Historic environment	+/-

SA objective 1: Protect and enhance biodiversity, fauna and flora and geodiversity

5.495 The Local Plan sets out a relatively high level of development (6,303 homes and up to 69ha of employment land) and this could adversely affect designated biodiversity and geodiversity sites, as well as undesignated assets and networks in the Plan area. The sites set out for allocation include both greenfield and brownfield sites. While the loss of greenfield land could have implications in terms of presently less disturbed ecological networks in less developed parts of the District, it is recognised that development at both types of sites could have impacts. This reflects the potential for brownfield sites to harbour valuable biodiversity, and also that some intensively cultivated

greenfield sites might have more limited ecological value. Furthermore, all sites lie within the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC.

5.496 The sites allocated for residential development through Policy SO3.1: Provision for new homes include some located close to nationally and internationally designated sites. This includes a number of residential allocations (as well as safeguarded sites set out to meet the longer term needs of the District) at the southern and eastern edge of Heath Hayes and northern edge of Norton Canes which are close to Chasewater and the Southern Staffordshire Coalfield Heaths SSSI meaning there is some potential cumulative impacts relating to habitat disturbance. Housing sites to the north east of Hednesford and the town centre redevelopment sites at that settlement are close to the northern section of the Southern Staffordshire Coalfield Heaths SSSI. Sites allocated for housing to the north west of Hednesford are close to Cannock Chase SAC and SSSI. To the south Norton Canes sites set out in the plan for employment development, to meet the future growth needs of the District and for Gypsy and Traveller accommodation are relatively close to Cannock Extension Canal SAC and SSSI. Notably, the large scale residential sites at Lichfield Road to the south of Heath Hayes are to be delivered alongside sizeable new community parks. This will help to mitigate and offset potential impacts relating to ecological connectivity. This is also the case for the large scale employment site Kingswood Lakeside Extension 2 to the north west of Norton Canes.

5.497 The HRA [See reference 49] found that all allocated sites have potential for significant effects on SACs due to either air pollution, recreation pressure and urban effects and/or changes in water quantity/quality associated with new residential development. Policies in the Plan could also have a significant impact relating to physical loss of habitat. As it was not possible to rule out likely significant effects from the Pre-Submission Local Plan through the HRA Screening, Appropriate Assessment of the Plan was required. At the Appropriate Assessment stage it was possible to rule out adverse effects on the integrity of European sites in relation to physical loss of habitat, recreation pressure and water quantity/quality, due to safeguards provided within Local

Plan policies. 6.2 However, adverse effects on integrity were not able to be ruled out in relation to air pollution from vehicles at Cannock Chase SAC, Cannock Extension Canal SAC, Pasturefields Salt Marsh SAC, and West Midland Mosses SAC and Midlands Meres and Mosses Ramsar Phase 1 site. The HRA concluded that additional traffic data is needed to show whether any of the allocated sites alone or in combination (together and/or with traffic flows associated with other plans or projects) could significantly increase traffic flows (i.e. by 1,000 vehicles or more). associated with .

5.498 Through Policy SO7.1: Protecting, conserving and enhancing biodiversity and geodiversity, the Local Plan sets out the general approach to mitigating ecological effects. This includes the conservation and enhancement of designated sites, ecological networks, irreplaceable habitats and priority habitats, and the protection and recovery of legally protected and priority species population. The requirement for development to deliver at least 10% biodiversity net gain is set out through Policy SO7.2: Biodiversity net gain. Particular policy protection is set out to limit the potential for adverse effects on the Cannock Chase and Cannock Extension Canal SACs through Policy SO7.3: Habitat sites. Policies SO7.5: Protecting, conserving and enhancing the Cannock Chase National Landscape, SO7.6: Protecting, conserving and enhancing the Green Belt and SO7.8: Protecting and enhancing green infrastructure will provide further support for biodiversity in the Plan area by limiting development in certain parts of the District and helping to create a joined up network of green spaces.

5.499 The effects of new development on the District's biodiversity and geodiversity are overall to some extent uncertain. Further certainty on the expected effects will emerge once detailed proposals for particular sites come forward at the planning application stage.

5.500 Overall, a cumulative uncertain mixed minor positive and significant negative effect is expected in relation to biodiversity and geodiversity.

SA objective 2: Minimise pollution and protect and enhance air, water, and soils

5.501 Providing a relatively high level of development over the Plan period is likely to result in increased number of journeys in the Plan area, as homes and businesses are occupied. Where development is provided in close proximity or along routes that link to AQMAs there is potential to intensify existing air quality issues that have been identified in the District and surroundings. AQMAs cover the A5 Watling Street within the District and the entirety of Walsall Borough to the south east of the District. An AQMA at Five Ways Island, Heath Hayes was revoked in May 2023. There is also potential for water pollution and loss of higher value agricultural soils given that the level of growth set out in the Plan will require some development to occur within Source Protection Zone 3 and on Grade 3 value agricultural land. Furthermore, new residents could be affected by noise pollution where development occurs by 'A' roads.

5.502 Of the residential and employment site allocations set out through the Plan, those to the south west of Cannock and south of Norton Canes (including the newly allocated employment land and land that is safeguarded to meet the future growth needs of the District), have the potential to lead cumulatively to increased air pollution within the AQMA along the A5. The Gypsy and Traveller site allocated to the south of Norton Canes is considered most likely to contribute to increased air pollution within the Walsall AQMA beyond the southern boundary of the District.

5.503 The Wimblebury Road site allocated to the east of Heath Hayes is to accommodate the delivery of the new Wimblebury Relief Road. This new road is likely to help reduce traffic congestion at the Five Ways Island junction which could benefit local air quality. However, new road infrastructure is unlikely to contribute positively to a modal shift in the Plan area, unless it is delivered to accommodate substantial sustainable transport improvements such as dedicated bus lanes and cycle routes. Of the sites allocated, users of the larger residential sites at Lichfield Road to the south of Heath Hayes and east of Wimblebury Road to the east of Heath Hayes (safeguarded to help meet the

District's future housing needs) have potential to be affected by particularly high levels of noise pollution given the close proximity of the A5190 and A4. This is also the case for the Rugeley former power station site which is close to the A51 as well as a small number of sites at Cannock (close to the A5, A4601 and A34) and Norton Canes (close to the A5 and M6 Toll).

5.504 Many of the sites allocated lie on brownfield land or greenfield land which is of Grade 4 agricultural value or lower. However, the large South of Lichfield Road site, as well as one site to the south of Norton Canes and a number of smaller sites to the north west of Hednesford (close to Pye Green Road), lie on Grade 3 agricultural land. This is also the case for sites safeguarded to meet the future growth needs of the District at Norton Canes and Heath Hayes. The development of these sites is likely to have an adverse cumulative effect in relation to the conservation of higher value agricultural soils in Cannock Chase. The majority of the site allocations fall outside of the Source Protection Zone in the Plan area and therefore cumulative effects relating to water quality are less likely to be significant. However, a small number of residential sites to the south of Rugeley fall within this area meaning some more limited adverse effects may result.

5.505 The Local Plan sets out its approach to avoid and mitigate pollutions of all types through Policy SO8.5: Avoiding air, water, noise or light pollution and soil contamination. All major developments are required to set out how any pollution that might arise from the development will be avoided and where this is not possible how it will be mitigated. Furthermore, where relevant, major developments are required to demonstrate how they will avoid adverse impacts on AQMAs through the preparation of an Air Quality Assessment. Importantly, given that much of the air pollution in the District over the plan period will arise from vehicular sources, Policy SO5.1: Accessible development addresses developments that would cause an unacceptable impact on the highway network in terms of a range of issues, including air quality. Developments of this type will not be supported unless those issues can be mitigated. Policy SO4.2 seeks to limit the potential for adverse impacts on air quality specifically from employment development by requiring developments that would result in a large number of HGV movements to be directed to areas with good access to the strategic road network where impacts upon air quality can be avoided and

mitigated. The use of brownfield land and existing buildings and remediation of contaminated land is supported through Policy SO8.6: Brownfield and despoiled land and under-utilised buildings. It is also likely that helping to promote modal shift in the Plan area will limit the potential for air pollution and noise pollution by limiting the reliance on car travel. This is most specifically set out through Policies SO5.3: Low and zero carbon transport and SO5.4: Maintaining and improving the transport system, which also include reference to support for measures that would reduce transport pollution.

5.506 Overall, a cumulative mixed minor positive and significant negative effect is expected in relation to pollution.

SA objective 3: Ensure development makes efficient use of previously developed land and buildings

5.507 The level of development to be delivered over the Plan period will result in some level of greenfield land take in the District. However, many of the sites allocated for development are brownfield where the re-use of existing materials and buildings might result. This includes a number of sites set out as Town Centre Redevelopment Areas (Policies SO6.5 to SO6.6) within the existing town centre locations of Cannock, Rugeley. Furthermore, there is policy support included in the Plan for redevelopments opportunities within Hednesford Town Centre (Policy SO6.7). The allocation of the large Rugeley Power Station site to the north east of the District presents further opportunities to make use of a substantial amount of brownfield land in the District. A number of existing employment sites have also been identified for intensification under Policy SO4.3: Intensification of existing employment sites, which is an efficient use of previously developed land. Conversely, the Plan also allocates some larger greenfield sites, most notably the strategic residential sites to the east and south of Heath Hayes at Wimblebury Road and Lichfield Road south of Heath Hayes. There is also a sizeable amount of greenfield land safeguarded to meet the future growth needs of the District at both locations. The Plan also allocates

out the strategic employment site Kingswood Lakeside Extension 2 which comprises a sizeable area of greenfield land.

5.508 Promoting the re-use of brownfield land, which is likely to reduce the need to develop greenfield land in the District is identified as a spatial priority in the Plan, and set out through Policy SO8.6: Brownfield and despoiled land and under-utilised buildings. This policy also seeks to promote the reuse of under-utilised land and buildings within designated settlement boundaries. Policy SO7.6: Protecting, conserving and enhancing the Green Belt may also help to promote the recycling of derelict and urban land, in line with the five purposes of Green Belt.

5.509 Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to efficient land use.

SA objective 4: Adapt to the impacts of, and minimise factors contributing to, climate change

5.510 The delivery of new homes and employment land in the Plan area is likely to result in an increase in greenhouse gas emissions as homes and businesses require power and heat. There is also likely to be an increased level of travel in the Plan area. The location of sites is unlikely to affect the ability to adapt to or minimise the contribution to climate change in terms of the incorporation of design measures which might address these issues. However, new sites that are located close to existing services and facilities and job opportunities as well as sustainable transport nodes, may help to limit reliance on the private vehicle. Furthermore, providing an appropriate level of employment development to match housing growth over the Plan period is likely to support increased self-containment and reduced need to travel longer distances for work. Much of the new development in the District set out through Policy SO3.1: Provision for new homes, is to be within the existing developed areas of the larger settlements of Cannock, Hednesford and Rugeley. Notably, the former power station site to the north east of Rugeley incorporates housing and employment development

which is likely to support a degree of self-containment at this location. Large sites such as this, as well as Lichfield Road will support the provision of new services and facilities (including a new school and contribution towards health facilities), thereby limiting the need for some residents to have to travel longer distances on a regular basis.

5.511 There are some residential sites allocated through the Plan where the nearest centre is a Local or District Centre including Hawks Green, Norton Canes, Heath Hayes and Brereton. At these locations, access to services and facilities is likely to be more limited. Housing development within the Green Belt at Lichfield Road, and east of Wimblebury Road (which also includes land safeguarded to help meet the future housing needs of the District) would form an extension to the developed area in the District. However, these locations are at the less substantial settlement of Heath Hayes. Furthermore, the site to the east of Wimblebury Road will incorporate a new relief road which will have benefits for local congestion. However, new road infrastructure is unlikely to contribute positively to modal shift and reduce carbon emissions in the Plan area unless it is delivered to accommodate substantial sustainable transport improvements such as dedicated bus lanes and cycle routes. The Wimblebury Road sites is also set out in the Plan to be supported by more limited service provision than other larger sites allocated in the Plan (for example the Rugeley former power station site and Lichfield Road strategic sites) that might otherwise allow for a greater level of self-containment, reduced travel and lower levels of associated carbon emissions. The two Gypsy and Traveller sites allocated (and particularly the site to the south of Norton Canes at Lime Lane) are less well related to the existing developed areas of the District. While the location of these sites could contribute to a higher number of trips and carbon emissions, the smaller number of residents means the level of associated emissions is likely to be lower than that for larger residential site allocations.

5.512 A number of Town Centre Redevelopment Areas are set out in the Plan, at which new development is supported and development sites allocated to include new residential use, services and facilities and employment supporting uses at Cannock, Rugeley and Hednesford through Policies SO6.5, SO6.6 and SO6.7. These locations all contain a train station as well as multiple bus stops and it expected that residents and visitors to these areas could make more

frequent use of these less carbon intensive modes of transport. Development at these locations is likely to encourage the use of active and more sustainable modes of transport, given the close proximity to existing services and facilities and jobs as well as the mix of use to be incorporated. While Policies SO4.1 and SO4.2 are likely to help instil some degree of self-containment in the District by safeguarding existing and allocating new employment land to meet the needs of the District, these policies would also maintain some existing Employment Areas and employment sites within more isolated parts of the District. Most notably this includes Cannock Wood Industrial Estate, Cannock Enterprise Centre and Yates Bros Sports and Social Club, Lime Lane which is separated from the developed area of Norton Canes by the M6 and A5. It is noted, however, that these sites will have value for the more rural communities to the north and north east of Hednesford as well as to the south of Norton Canes and commuting patterns will have been established to these locations. Furthermore, some new employment sites such as the Kingswood Lakeside Extension 2, located to the east of Cannock and north west of Norton Canes, which would form an extension of an existing employment area, are less well related to the main residential areas of the District. Furthermore, newly allocated employment land and land that is safeguarded to help meet the future growth needs of the District to the south of Norton Canes at Watling Street Business Park, is separated from the existing developed area by the M6 and A5.

5.513 Through Policies SO8.1: Low and zero carbon energy and heat production and SO8.2: Achieving net zero carbon development, the Local Plan seeks to support developments of low and zero carbon energy and heat production installations. To achieve the highest level of building performance standards for energy use, major development should be delivered to achieve a level of carbon emissions in line with the hierarchy set out in the Local Plan. The Plan sets out an approach to help promote modal shift through a number of policies. Policies SO5.1: Accessible development, Policy SO5.3: Low and zero carbon transport, and SO5.4: Maintaining and improving the transport system seek to locate major development to reduce reliance on the private vehicle and support infrastructure for sustainable modes. The potential for reduced need to travel by car in the District is supported by Policy SO2.1: Safeguarding the provision of community facilities. This policy will help to limit the potential for loss of community infrastructure which might otherwise increase the need to

travel longer distances. Furthermore, the policy specifically requires that community needs will be met in a timely manner where new development results in additional need. Major developments are required to adhere to the principles for sustainable design that are included in Policy SO8.3. These set out support for onsite production and use of low and zero carbon energy and heat, as well as infrastructure for low emissions vehicles. Larger non-residential schemes should meet or exceed BREEAM 'excellent' rating.

5.514 Policies are also included in the Plan to support the long term adaptation of the District to the effects of climate change. This includes adaptation to increased flood risk, most directly through Policy SO8.4: Managing flood risk. Furthermore, the Plan sets out the approach for the protection, conservation and enhancement of existing green infrastructure through Policy SO7.8. The policy resists development that would result in unacceptable conflict with the functions of the 'Strategic Green Space Network' and is expected to support adaptation to mitigate flood as well as provide additional climate change mitigation and adaptation benefits. The benefits experienced may include support for carbon sequestration, the provision of shading in urban areas in light of more regular extreme weather events and support for habitat connectivity in light of climate change.

5.515 Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to climate change adaptation and mitigation.

SA objective 5: Reduce the risk of flooding

5.516 The majority of the sites allocated through the Local Plan lie outside of areas of higher flood risk. The exception to this is a small number of sites towards the town centre of Rugeley through which Rising Brook flows. Parts of the allocated sites within Rugeley at the former Rugeley power station and at Lichfield Street as well as the Town Centre Redevelopment Area at Rugeley Market Hall and Bus Station fall within flood zones 2 or 3. It is noted, however, that Rugeley town now benefits from a flood alleviation scheme which will help to mitigate these issues. Furthermore, the site specific allocation policies for the

former Rugeley power station and Lichfield Street site (there is no site specific site allocation for Rugeley Market Hall and Bus Station as the site already benefits from planning permission or a resolution to grant permission) require the undertaking of a site specific flood risk assessment which will help to ensure appropriate mitigation is incorporated.

5.517 The allocated development sites in the Plan area that include substantial areas of greenfield land could reduce the extent of permeable surfaces available for infiltration. The Plan includes large allocated residential sites to the east of Wimblebury Road (as well as land safeguarded to help meet the future housing needs of the Plan area), to the south of Lichfield Road, which are to the east and south of Heath Hayes and additional land is safeguarded to help meet future housing needs at Hednesford Road to the north of Norton Canes. Furthermore, the relatively large site at Kingswood Lakeside Extension 2 is set out for allocation to the east of Cannock and north west of Norton Canes. Land is also allocated for employment uses and safeguarded for the future growth needs of the District to the north of Norton Canes at Watling Street Business Park. The development of these sites could result in high levels of greenfield land take at focussed locations. There is potential for increased local flood risk from surface water run-off, particularly during extreme rainfall events. This might be addressed through appropriate mitigation measures (such as SuDS) incorporated as part of the design process as more detailed proposals emerge.

5.518 Flood risk in the Plan area is directly addressed through Policy SO8.4: Managing flood risk. This policy requires development to be directed away from areas at highest risk, with an exception test required where development cannot be located in areas of lower flood risk, to demonstrate the overriding benefit of allowing the development. Furthermore, development should minimise surface water run-off and ensure that it does not lead to increased flood risk at other locations. Where major development is to occur in flood zones 2 or 3, schemes to minimise flood risk should be incorporated and there should be sufficient space for drainage. Measures seeking to integrate green and blue infrastructure assets as supported by Policy SO7.8: Protecting, conserving and enhancing green infrastructure will also help to address flood risk in Cannock Chase. This approach will support the incorporation of areas and features at which the safe

infiltration of surface water can occur and those which help to limit the volume and speed at which stormwaters reach conventional drainage systems.

5.519 Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to flood risk.

SA objective 6: Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place

5.520 Much of Cannock Chase District falls within the Cannock Chase National Landscape which takes in land between Hednesford and Rugeley. While the Green Belt designation does not confer any higher landscape value to areas of land in the District, this designation covers much of the National Landscape land as well as land that contributes to its setting in Cannock Chase. It also takes in land to the east of Hednesford and Cannock. This land prevents the coalescence of Norton Canes and Cannock within the District. The land within the Cannock Chase National Landscape and small areas immediately to the north and south of this designation have been identified as having high sensitivity to new development. Areas of the District beyond this are of moderate or low sensitivity and classified as urban. New development between settlements in the District could potentially contribute to coalescence.

5.521 There is one small employment site allocation provided for in the Cannock Chase National Landscape. This site is located at Cannock Wood and also has very high landscape sensitivity. Furthermore, allocations at the northern edge of Hednesford and southern edges of Rugeley and Brereton at the edge of the National Landscape could impact upon its setting. This includes a number of sites to the north west of Hednesford at Pye Green Road and Bradbury Lane, in addition to site at the former Hart School in Rugeley and those along Main Road in Brereton (including the employment site at the

Former Talbot Public House). The most sizeable of these sites is the former Hart School site (145 homes) and there is potential for cumulative adverse impacts on the setting of the National Landscape although it is noted that some of these sites are separated from the designated by intervening areas of existing development. The potential for cumulative impacts is particularly likely to the north west of Hednesford when considering the residential construction which is already underway in this area. Similar cumulative impacts may result at sites to the south west of Rugeley and Brereton. It is notable that the former Hart School site is part greenfield and part brownfield, meaning that redevelopment may provide opportunities for improvements in visual amenity.

5.522 To the south east of the District, the allocation of the large residential sites to the east of Wimblebury Road (as well as land safeguarded to meet the future housing needs of the District) and South of Lichfield Road, takes in land within the Green Belt at Heath Hayes which currently acts to prevent coalescence between this settlement and Norton Canes, and Burntwood in Lichfield. While these sites are all of moderate landscape sensitivity, considered cumulatively they could reduce the perception of separation between these settlements. The Lichfield Road site is to be delivered alongside sizeable new community parkland at which there is likely to be opportunities for mitigating effects relating to landscape character and the merging of settlements, as well as improvements of the relationship between the settlement edge and the wider countryside. The inclusion of a number of brownfield sites (including the Town Centre Redevelopment Areas at Cannock, Rugeley and Hednesford (Policies SO6.5 to SO6.7) and the large Rugeley Power Station site) could provide opportunities to secure improvements to the existing elements of townscape at these locations.

5.523 The Plan makes provision for mitigating the potential landscape-related impacts of new development. This includes through requirements for development to protect the natural environment (Policy SO7.1: Protecting, conserving and enhancing biodiversity and geodiversity) which will help to protect important landscape features. The policies which most directly seek to protect landscape character in the Plan area are Policies SO7.4: Protecting, conserving and enhancing landscape character, Policy SO7.5: Protecting, conserving and enhancing the Cannock Chase National Landscape and Policy

SO7.6: Protecting, conserving and enhancing the Green Belt. These policies are expected to help limit the potential for adverse impacts on local landscape character including those relating to local distinctiveness, scenic qualities, rural openness and sense of place. This includes measures which could support improved landscapes within the National Landscape and Green Belt. Importantly, Policy SO7.5 requires all developments contribute to meeting the Management Plan for the Cannock Chase National Landscape in regard to a number of topics, including landscape character. Through Policy SO7.7: Amendments to the Green Belt, six sites are to be released from the Green Belt for development over the Plan period including those between Heath Hayes and Norton Canes, which could thereby contribute to a degree of coalescence between these settlements. An additional four sites are set out in the policy to meet the future needs of the District. This policy seeks to offset the loss of Green Belt land by requiring new or enhanced green infrastructure and landscape and visual enhancements as part of any new development.

5.524 It is noted that the effects of new development on the landscape are to some extent uncertain until detailed proposals for the sites to be allocated come forward at the planning application stage.

5.525 Overall, a cumulative uncertain mixed minor positive effect and significant negative effect is expected in relation to landscapes and townscapes.

SA objective 7: Make sustainable use of resources and minimise waste generation

5.526 The delivery of new homes and employment land will invariably involve the use of non-renewable minerals and create some level of waste over the Plan period. As well as allocating a number of greenfield sites to deliver the required number of homes and employment land over the Plan period, the Local Plan allocates some substantial brownfield sites to contribute to this need. This includes the sites set within the Town Centre Redevelopment Areas (Policies SO6.5 and SO6.6) in the existing settlements of Cannock and Rugeley ,

respectively, and the large Rugeley Power Station site to the north east of the District. Policy SO6.7 sets out the Town Centre Redevelopment Area at Hednesford within which promotes opportunities for redevelopment. At these locations, there are likely to be increased potential for the re-use of existing materials and buildings onsite.

5.527 One of the spatial priorities of the Local Plan is the re-use of brownfield land. Policy SO8.6: Brownfield and despoiled land and under-utilised buildings seeks to promote the re-use of brownfield land and existing buildings within designated settlement boundaries. The NPPF includes as one of its five purposes for the designation of Green Belt, the recycling of derelict and other urban land. Policy SO7.6: Protecting, conserving and enhancing the Green Belt may therefore also help to support the redevelopment of brownfield sites in Cannock Chase. The principles for sustainable design which are to be achieved at major developments (Policy SO8.3: Sustainable design) include minimising the use of non-renewable natural resources and maximising the re-use and recycling of materials in construction and deconstruction. Policy SO8.7: Safeguarding Minerals Reserves seeks to maximise the contribution that substitute or secondary and recycled material can make as an alternative to primary materials. The Local Plan also includes Policy SO8.8: Managing waste which states that major developments should be supported by a waste management plan to demonstrate that waste prevention is the first priority. Major developments should also provide integrated facilities for the storage of recyclable and non-recyclable waste. It is expected that these requirements will help to promote the level of recycling at major developments during the construction and operational phases of developments.

5.528 Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to waste generation.

SA objective 8: Encourage and facilitate the use of sustainable modes of transport

5.529 The delivery of new homes and employment land in the Plan area is likely to result in increased levels of travel in the Plan area. New residents will need to access services and facilities and jobs, some of which will be located outside of the Plan area. Where new sites are located close to existing services and facilities and job opportunities as well as sustainable transport nodes, travel by sustainable modes may be encouraged. Policy SO3.1: Provision for new homes sets out to provide much of the new housing development within the existing settlement edges of the larger settlements of Cannock, Hednesford and Rugeley. Some residential sites are provided in areas where the nearest centre is a Local or District Centre (including Hawks Green, Norton Canes, Heath Hayes, and Brereton) and access to services and facilities are likely to be more limited here. All housing allocation sites are well related to centre locations or are close to existing sustainable transport services. The larger housing sites at Lichfield Road and the former Rugeley power station would support new service provision in the plan area, including schools and healthcare, and therefore could reduce the need for new residents at these locations to have to travel longer distances. Furthermore, the Rugeley power station site is to incorporate employment uses alongside housing growth which will support a degree of self-containment and the frequent use of more active modes at this site.

5.530 However, the Wimblebury Road site is to accommodate the delivery of a new relief road. While this new road infrastructure will help to reduce local congestion, it is unlikely to contribute positively to modal shift in the Plan area unless it is delivered to accommodate substantial sustainable transport improvements, such as dedicated bus lanes and cycle routes. The Plan allocates two Gypsy and Traveller sites through Policy SO4.3: Gypsies and Travellers and Travelling Show People. Both sites (and particularly the site to the south of Norton Canes at Lime Lane) are less well related to the existing developed areas of the District. However, it is likely that any increase in trip numbers associated with the development of these sites would be less than that expected for larger residential sites.

5.531 The allocation of new employment sites and protection of existing Employment Areas and employment sites (Policies SO4.1, SO4.2 and SO4.3) will be important to limit increasing levels of commuting beyond the District as residential development is provided in Cannock Chase. However, the location of the strategic employment allocations away from the main developed areas to the east of Cannock at Kingswood Lakeside and south of Norton Canes at Watling Street Business Park where a substantial amount of car parking will be incorporated will mean it may prove difficult to achieve higher levels of commuting by sustainable transport to and from these locations. Furthermore, some existing Employment Areas and employment sites are also less well related to the more developed areas of Cannock Chase. This includes existing employment land to the north of Hednesford at Cannock Enterprise Centre, to the south of Norton Canes at Yates Bros Sports and Social Club, Lime Lane and to the north east of Rawnsley at Cannock Wood Industrial Estate which. These locations will have value for the more rural areas but there may be an increased need to travel by car to them given their more isolated locations. The Plan also safeguards land to meet the future employment needs of the Plan area to the south of Norton Canes where it would be separated from the developed area by the M6 Toll. The allocation of sites and support for new development at the Town Centre Redevelopment Areas of Cannock, Rugeley and Hednesford, through Policies SO6.5, SO6.6 and SO6.7, will provide new residential uses, services and facilities and jobs where they can easily be accessed by a high number of people by sustainable transport, including rail services.

5.532 The Plan sets out the approach to help promote modal shift through Policies SO5.1: Accessible development, Policy SO5.3: Low and zero carbon transport, and SO5.4: Maintaining and improving the transport system. This includes a requirement for major developments to be located where there is convenient access to work as well as essential services and to reduce reliance on carbon intensive modes of transport. New developments are specifically required by Policy SO2.1: Safeguarding the provision of community facilities to meet the need for community facilities in a timely manner . This approach is expected to reduce the need for residents to travel longer distances to meet many of their day to day needs. Policy SO5.4: Maintaining and improving the transport system specifically sets out that the Council will continue to work to

maintain and enhance the transport system including bus and rail services and cycling and walking routes. This will be undertaken in partnership with transport stakeholders, developers and investors. Policy SO5.6 specifically safeguards proposed recreational footpath and cycle routes from development in the Plan area. The principles for sustainable design which should be adhered to at major developments are set out through Policy SO8.3. These include the provision of the necessary infrastructure and parking to support low emissions vehicles.

5.533 Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to sustainable transport.

SA objective 9: Ensure all people are able to live in a decent home which meets their needs

5.534 The Plan allocates enough land for housing to meet the District's unmet need of 5,808 between 2018 and 2040. Cannock Chase forms part of the GBBCHMA and the total 6,303 dwellings to be provided over the Plan period includes a 500 home contribution to the shortfall of the wider HMA. Policy SO3.1: Provision for new homes sets out the required number of homes to meet this level of housing growth. The requirement for an appropriate mix of housing to meet local needs is set out through Policy SO3.2: Housing choice. This includes requirements relating to house sizes, types and tenure for sites of 15 or more units. An affordable housing requirement of 20-35% of the total number of dwellings to be delivered is also set for all developments through this policy, although this is dependent on the location of the development within the Plan area. Housing standards to better achieve a good living environment in terms of size and layout are set out through Policy SO3.3: Delivering high quality housing. Developers are required to meet Nationally Described Space Standards in terms of internal space and layout, and sufficient external amenity space or private gardens should also be provided. This policy also sets out the approach to help meet the needs of people with health issues and other disabilities. The delivery of higher quality homes is also to be supported given that the sustainable design principles set out through Policy SO8.3 require proposals to meet or exceed the standards set by the Home Quality Mark or

equivalent. The amended Building Regulations 2010 alongside these policies will also help ensure housing is built to high standards of design and construction. The specific needs of Gypsies and Travellers in the Plan area will be met through Policy SO3.4: Gypsies and Travellers and Travelling Showpeople. The policy allocates site GT1 at Rawnsley to provide three pitches and site GT2 at Little Wyrley to provide two pitches. In order to meet longer term needs, proposals for new sites for Gypsies and Travellers and ten plots for Travelling Showpeople outside of the Green Belt are supported, provided they meet the criteria outlined in SO3.4.

5.535 Overall, a cumulative significant positive effect is expected in relation to housing.

SA objective 10: Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required

5.536 New sites allocated for residential development in the Plan area could provide children with good access to education facilities depending on their specific location. Through Policy SO3.1: Provision for new homes, much of the new housing development is to be provided within the existing developed areas, or as planned expansion to these. Most of the existing developed areas benefit from good access to primary and secondary schools.

5.537 However, sites to the east and south of Heath Hayes, as well as towards Rumer Hill, east of Rugeley and at Brereton are not well related to a secondary school. Furthermore, new residential sites have potential to result in existing education facilities becoming overcapacity in the Plan area. While the sites at Wimblebury Road and Lichfield Road to the east and south of Heath Hayes, respectively, and the Rugeley former power station site to the east of Rugeley are not close to a secondary school, they are to be delivered to support the

delivery of new school facilities and thereby will support increased school capacity for new and existing residents. The policy for the site south of Lichfield Road requires a new primary school to be provided, which will also serve the nearby site east of Wimblebury Road. Additionally, the Rugeley power station site is required by policy in the Plan to deliver either an all through school or a 2FE primary school, alongside financial provision for secondary school improvements. The existing capacity for schools presently in the District to accommodate new pupils is to some extent unknown, meaning effects relating to educational attainment are partially uncertain.

5.538 Policy SO2.1: Safeguarding the provision of community facilities most directly seeks to address the need to protect existing and to deliver new social facilities (including education) to support the community. The policy requires that where development results in community needs these should be met by the development in a timely manner through the provision of the necessary community facilities. The accessibility of education facilities, including schools and higher education is supported by Policy SO5.4: Maintaining and improving the transport system. This policy seeks to ensure accessibility to essential services and employment areas by sustainable transport. This will be of particular benefit for residents who do not own a car. Policy SO4.6: Provision for local employment and skills will benefit economic growth in the Plan area and will do so by supporting the training of local people by requiring that major developments that create more than 50 full time equivalent jobs (FTE) are supported by an Employment and Skills Plan.

5.539 Overall, a cumulative uncertain mixed minor positive and minor negative effect is expected in relation to education.

SA objective 11: Reduce crime and the fear of crime

5.540 The specific location of sites allocated for development through the Local Plan will not greatly influence the occurrence and perception of crime in the

District. The effects of allocating new residential sites on levels of crime and fear of crime will depend on factors such as the incorporation of green space within the sites. Where these types of provisions are made their design and the use of lighting schemes could have an effect on perceptions of personal safety, particularly at night. These issues will be most influenced by the detailed proposals for each site.

5.541 However, Policy SO1.3: Creating safe places which deter crime and reduce the fear of crime relates specifically to creating safe places where crime is deterred and fear of crime reduced through appropriate design. A key part of this approach is delivering overlooked public spaces and safe sustainable transport routes. The creation of safe sustainable transport routes in the District is further supported through enhancements to the Hatherton Canal frontage outlined in Policy SO5.5: Hatherton Canal Restoration Corridor. Through this policy, development that is adjacent to the restoration corridor for the canal is to be designed in a way that creates an attractive and safe environment so that fear of crime is reduced. Policies SO6.3: Safeguarding existing town centre services and SO6.4: Town centre design, aim to safeguard existing town centre services and deliver high quality town centre design. These policies are likely to complement the aims of Policy SO1.3 by ensuring streets are well lit and frontages of developments remain active, acting as a deterrent to crime and promoting the feeling of safety at town centre locations.

5.542 Overall, a cumulative minor positive effect is expected in relation to crime.

SA objective 12: Improve public health and ensure health facilities are accessible for those in need

5.543 The proximity and access of residents to healthcare facilities is generally supported through Policy SO3.1: Provision for new homes. The majority of sites lie within the existing developed areas of the District or form direct extensions to that area, where healthcare facilities are relatively accessible. There are

healthcare facilities within the larger settlements of Cannock, Rugeley and Hednesford as well as at Brereton, Heath Hayes, Norton Canes and Rawnsley. Some of the allocated residential sites are less well related to these facilities. This includes parts of the Rugeley former power station site to the north east of Rugeley and the more northerly housing sites located along Pye Green Road in Hednesford. The former power station site is to be developed to provide an appropriate contribution to additional health services provision which will benefit new and existing residents in the area. This will include improvements at Brereton GP Surgery and it should be noted that the site is more than 800m from the surgery at its closest point, meaning that these improvements will be less accessible for some residents within the site.

5.544 Where sites have been allocated on areas of open space, the use of these sites for physical activity may be lost to development. The development of sites for housing at Wimblebury Road and Lichfield Road as well as employment site Kingswood Lakeside Extension 2 alongside the delivery of large areas of community parkland, will support improved access to spaces for recreation and leisure for residents. The development of these sites is expected to provide benefits relating to public health in terms of access to open space. The development allocated and supported at the Town Centre Redevelopment Areas of Cannock, Rugeley and Hednesford through Policies SO6.5, SO6.6 and SO6.7 would provide nearby access to healthcare (including Cannock Chase Hospital at Cannock). Residents at these locations are also most likely to be encouraged to make use of active modes of transport more regularly given their close proximity to a range of services and facilities from these locations.

5.545 The Local Plan's potential to improve the health and wellbeing of residents in the District is further supported through many of the policies included. The policies under Strategic Objective 2 make a particularly strong contribution to this SA objective. Policies SO2.1, SO2.2 and SO2.3 seek to protect and improve public health by supporting the provision of new and the protection of existing community facilities, requiring health and amenity standards where new development is delivered (including a requirement to address noise, smell, litter, dust and air pollutants) and supporting the provision of leisure and sports facilities. Importantly, Policy SO2.1 requires that where new development would result in additional community needs these are to be

addressed by that development through the provision of necessary community facilities, in a timely manner. Policy SO2.4: Allotments and community gardens is likely to provide residents with access to opportunities for healthy food growing by supporting developments that provide space for community food growing sites.

5.546 Active travel in the District is supported by Policy SO2.5: Providing opportunities for healthy living and activity through active design. This policy supports the integration of active travel routes and multifunctional open spaces into new developments. Options for active travel in urban areas are also strongly supported through Policy SO6.4: Town centre design, and all policies under Strategic Objective 5 relating to sustainable transport. Prioritisation of active travel over private car modes will provide opportunities for physical activity amongst residents and also may limit levels of air pollution that can have a negative impact on residents' health.

5.547 Policies under strategic objective 7 are included in the Local Plan to conserve and enhance the District's natural environment and landscape, which is also likely to be of value to public health. In terms of the direct benefits this can produce to resident's health and wellbeing, Policies SO7.6 and SO7.8 are likely to make a particularly strong contribution through the protection and enhancement of areas of Green Belt for recreational purposes and the protection and enhancement of the Strategic Green Space Network, respectively. Increased levels of physical activity and appropriate opportunities to come into contact with nature which can provide additional mental health benefits are likely to arise from the measures in these policies.

5.548 Overall, a cumulative significant positive and minor negative effect is expected in relation to health and wellbeing.

SA objective 13: Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation

5.549 Residential sites allocated for housing through Policy SO3.1: Provision for new homes will also greatly influence the potential for residents to make use of open spaces and leisure and recreation facilities. All of the residential sites and the majority of the employment sites allocated are located close to an open space within the Green Space Network. Sites included for allocation within the Green Belt could result in loss of areas of countryside to development, however, residents at these locations would likely benefit from access to the wider countryside from these sites. Policy SO7.6: Amendments to the Green Belt includes the large sites at Wimblebury Road and Lichfield Road to the east and south of Heath Hayes and Kingswood Lakeside to the north west of Norton Canes which are released from the Green Belt to help meet the needs of the District over the Plan period. It also includes additional land at Wimblebury Road and Hednesford Road to the north of Norton Canes and Watling Street Business Park to the south of Norton Canes to meet the future housing and employment needs of the District. Importantly, the development over the Plan period, of the large scale sites at Lichfield Road, Wimblebury Road and Kingswood Lakeside will be delivered alongside new large scale parkland at each location. Most of the sites allocated do not include areas of open space and/or PRowS where development might otherwise result in loss of that feature or impact upon its access for residents in the Plan area. Where this is the case only a small area of the site for allocation contains an open space asset which is likely to reduce the potential for loss of the open space. The Former Hart School site at Rugeley is an exception to this. Much of this site comprises institutional open space as well as a green link.

5.550 The Local Plan, through Policy SO2.1 requires that major developments safeguard and contribute to existing community facilities (including those for active leisure and sports) to meet the needs arising from development, in a timely manner. Through Policy SO2.2: Safeguarding health and amenity, major developments link to or add to the Green Space Network and designed to

promote walking and cycling. Opportunities to improve the provision of active leisure and sport facilities, and other infrastructure necessary for these activities, are directly supported at major developments through Policies SO2.3 and SO2.5. Furthermore, Policy SO2.4 supports the provision of allotments and community gardens at new developments and resists the loss of existing facilities of this type. These types of provisions allow for additional opportunities for recreation for residents in the Plan area. Policy SO7.3: Protecting, conserving and enhancing landscape character is expected to contribute strongly to enhancing access to open spaces in the Plan area given its commitment to provide new green infrastructure as part of new developments. This type of provision is required by the policy to link with the Strategic Green Space Network, which is likely to contribute positively to open space access across the District.

5.551 Overall, a cumulative significant positive and minor negative effect is expected in relation to recreation.

SA objective 14: Provide easy access to community services and facilities to meet people's needs and avoid isolation

5.552 Future residents' access to services and facilities in the District will largely be influenced by their proximity to town and local centres. Ensuring access to services and facilities, including community facilities will also be important when addressing social isolation in the Plan area. Policy SO3.1 is likely to make a positive contribution in this respect given that it allocates a large number of residential sites within the more developed areas of Cannock, Rugeley and Hednesford. Development is also to be provided for within areas which only contain District or Local Centres and also at the existing settlement edges within the Green Belt (Policy SO7.7: Amendments to the Green Belt). While these areas would form an extension to the existing settlements of Heath Hayes at Wimblebury Road and Lichfield Road, access to existing services and facilities is likely to be more limited from here than areas which are close to the Town

Centres in the District. However, the Lichfield Road sites as well as the former power station site at Rugeley are to be delivered to incorporate more substantial new services and facilities (including school and health facilities) which is likely to benefit new residents at the site and existing residents in the area. The service provision to be incorporated at the Wimblebury Road Green Belt site is notably more limited. The Local Plan also allocates two Gypsy and Traveller sites which are less well related to the larger settlements of the District, one of which (to the south of Norton Canes at Little Lane) is also not close to public transport links in the District which could further limit access to services and facilities. This site is noted to be close to the District boundary meaning new residents could benefit from existing provisions within Pelsall, Walsall, although the site is detached from that settlement. The Local Plan, through Policies SO6.5, SO6.6 and SO6.7 allows for new development, including residential, employment related, community and retail uses at the Town Centres of Cannock, Rugeley and Hednesford. At the Town Centre Redevelopment Areas identified through these policies, development will provide new residents with good access to existing service provision at the District's Town Centres and also strengthen the service offer at these locations.

5.553 The requirement for developments to ensure the safeguarding of existing and contribution to new community facilities is included through Policy SO2.1. Where development would result in additional need for community facilities this should be met by that development in a timely manner. The hierarchical approach to Town and Local Centre uses set out in Policy SO6.1 is expected to protect and enhance service offer at these locations. Any development for Main Town Centre Uses should be appropriate to the role, scale, and historic character of the settlement. This policy is supported by Policy SO6.2, which ensures that town centre uses are directed firstly towards the centres of the District. Through Policy SO6.3, existing town centre uses within the primary shopping area will only be supported where the change would not result in harm to the role and vitality of the centre, the use cannot reasonably continue or the proposal would support the delivery of an approved masterplan or Local Design Guide.

5.554 The ability of existing and future residents to access services and facilities will also be influenced by their access to transport. All policies under Strategic Objective 5 are identified as having a positive effect in relation to SA

objective 14, due to their commitments to sustainable transport and development layouts which are highly accessible by walking and cycling. Policy SO5.1: Accessible development requires that developments should provide convenience hubs within walking and cycling distance and Policy SO5.4 supports proposals that will provide sustainable transport access to specific key services and facilities, including schools and GPs. While many policies in the Plan seek to reduce reliance on the private vehicle this will remain an important mode of transport to access essential services for older people and people with disabilities. Policy SO5.7 ensures that access provided is equitable, by requiring specific parking for people who are disabled or who have restricted mobility. Measures to reduce the potential for social isolation are also included in the Local Plan through Policy SO5.2: Communication technologies. This policy requires the installation of high quality digital communications infrastructure at all developments which is likely to support access to a wider range of services and support social interactions for new residents.

5.555 Overall, a cumulative significant positive and minor negative effect is expected in relation to access to services and facilities.

SA objective 15: Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites

5.556 Policies SO4.1, SO4.2 and SO4.3 set out requirements for safeguarding existing employment land, providing new areas of employment land and intensifying existing employment sites, respectively. The protection and potential intensifying of existing employment land and allocating of new sites in the District is expected to meet the need for this type of land. The EDNA identified the range for employment land requirements in the District as between 43ha to 74 ha (net). Policy SO4.2 allocates sites for employment uses comprising just over 22ha of land, while Policy SO4.3 identifies existing

employment sites for potential intensification to contribute to the employment land supply comprising 16ha of land. In all, up to approximately 74ha of land for office, manufacturing and distribution employment up to 2040 is to be developed. While all employment site allocations are expected to support economic growth in the Plan area, some may be less accessible to residents (particularly by active modes). This includes the Green Belt site Kingswood Lakeside Extension 2, which is an extension of the existing Kingswood Lakeside site but is some distance from main residential areas in the District. Furthermore, land allocated and additional land safeguarded to the south of Norton Canes to meet the future growth needs of the District towards Watling Street Business Park is separated from the existing developed area by the A5 and M6 Toll. However, it is recognised that the close proximity of these sites to the strategic road network is likely to make them attractive to potential employers. The former power station site at Rugeley is notable given that it includes the provision of a large number of new homes alongside employment uses, which will help to support a degree of self-containment in the area.

5.557 The remaining policies under Strategic Objective 4: To encourage a vibrant local economy and workforce, are also expected to benefit economic growth in the District. Policy SO4.6: Provision for local employment and skills seeks to ensure local people can benefit from training and skills learning from major developments. Development creating more than 50 FTE jobs are to be required to submit an Employment and Skills Plan. It is expected that supporting an uplift in skills and training in the local population could encourage inward investment. The location of the District along the M6/A5 corridor and the multiple natural environment assets that it benefits from (including the Cannock Chase National Landscape), also provides opportunities for the tourism sector. Policy SO4.4: Sustainable tourism and the rural economy seeks to build on this locational opportunity and is supportive of sustainable tourism development as well as the diversification of agriculture, forestry and other rural businesses. The protection of landscape assets and other aspects of the natural environment will be of importance in terms of attracting higher numbers of visitors and tourists to the District. Policies SO7.4: Protecting, conserving and enhancing landscape character and SO7.5: Protecting, conserving and enhancing the Cannock Chase Area of Outstanding Natural Beauty seek to directly address this issue, including by requiring developments in the Cannock Chase National Landscape

to contribute to meeting the objectives of the landscape's relevant Management Plan.

5.558 Policy SO4.5: Live work accommodation will improve the ability of people to work at home through live work accommodation, which is of particular importance given the trend towards increased prevalence of this type of working among the population following the COVID-19 pandemic. Policy SO3.3: Delivering high quality housing could also support the potential for home working by requiring a high quality of housing in the District, to include adequate space to meet resident's needs. Furthermore, Policy SO5.2: Communication technologies will provide businesses with the infrastructure (including infrastructure to support digital connectivity technology) they require to function, and could also support remote working in Cannock Chase.

5.559 Through Policies SO6.5: Cannock Town Centre Redevelopment Areas, SO6.6: Rugeley Town Centre Redevelopment Areas and SO6.7: Hednesford Town Centre Redevelopment Areas, a strong contribution to the District's employment offer in the most accessible areas is expected. The development supported at these locations is to include a mix of uses including offices and other employment generating uses and new residents at these locations will be close to existing jobs as well as new jobs created. The policies which set out areas for employment development are complimented through commitments to transport in policies under Strategic Objective 5. Policy SO5.4: Maintaining and improving the transport system, is set out to help ensure that residents are able to access employment opportunities.

5.560 Overall, a cumulative significant positive and minor negative effect is expected in relation to the economy.

SA objective 16: Enhance the town centres in order to protect and improve their vitality and viability

5.561 Promoting viable Town Centres in the Plan area is likely to help drive local investment in the District and support economic growth in the area. This will be supported by Policies SO6.1: Hierarchy of town and local centres, SO6.2: Provision of main town centre uses and town centre services and SO6.3: Safeguarding existing town centre services. These policies will maintain the concentration of town centre uses within appropriate locations of Cannock Chase. Through Policies SO6.5: Cannock Town Centre Redevelopment Areas, SO6.6: Rugeley Town Centre Redevelopment Areas and SO6.7: Hednesford Town Centre Redevelopment Areas, specific sites for development will offer new services and employment uses in Town Centre locations which is likely to promote increased footfall to these areas. At these locations, policy support for the provision of new residential development will support existing services as well as the new services to be delivered. The redevelopment of town centre locations could help to improve the aesthetic quality of these locations, particularly given the sites allocated at Cannock and Rugeley are mostly brownfield land. Through Policy SO6.4: Town centre design, the creation of attractive and safe environments is specifically supported at these locations which is likely to promote them as visitor destinations.

5.562 Overall, a cumulative minor positive effect is expected in relation to town centres.

SA objective 17: Conserve and enhance the built and historic environment (including heritage assets and their respective settings)

5.563 Providing a relatively high level of development and supporting infrastructure for housing and economic growth in the District is likely to have some adverse impacts on heritage assets and their settings. While many of the sites set out for development are brownfield where there could be opportunities for enhancement of local character, the settings of nearby assets may still be sensitive to change. Furthermore, the Plan includes numerous greenfield sites for allocation where the undeveloped character of the land may contribute to the setting of heritage assets.

5.564 The heritage impact assessment work [\[See reference 50\]](#) undertaken by the Council indicates that some of the allocated sites in the Plan area could have substantial adverse impacts on the settings of heritage assets. This includes the relatively large strategic site to the east of Cannock at Wimblebury Road as well as residential sites two residential sites in Cannock. The development of a number of the other residential sites and town centre sites has potential to have more limited impact on the settings of heritage assets. While the employment sites were screened out of the heritage impact assessment in relation to impacts on the settings of heritage assets, there is potential for the allocation of land for new employment development to have impacts on archaeology and disruption of local character. At all sites allocated, the effects of new development supported relating to the historic environment are partly uncertain given that they will also be influenced by the detailed proposals which come forward at the planning application stage.

5.565 Through Policies SO1.1: Protecting, conserving and enhancing the distinctive local historic environment and SO1.2: Enhancing the quality of the built environment, the Local Plan includes the requirement for proposals to conserve and enhance designated and non-designated heritage assets and their settings as well as archaeology. Developments which are likely to affect

heritage assets or their setting are to be accompanied by a Heritage Statement. Developments are also required to contribute positively to the townscape and landscape and should retain and enhance the separate character of the District' settlements. The town centres in the Plan area include a high concentration of heritage assets including conservation areas at Cannock and Rugeley Town Centres. Given that some of the development of the Plan period includes allocations at the town centres, the Local Plan importantly seeks to mitigate impacts on heritage assets at these locations through Policy SO6.4: Town centre design. This policy requires that developments in these locations are designed to be of a high quality and consider the local historic environment, including Conservation Areas and Listed Buildings whilst also enabling new, vibrant and attractive uses.

5.566 Overall, a cumulative uncertain mixed minor positive and minor negative effect is expected in relation to the historic environment.

Table 5.59: Likely sustainability effects of the policies in the Pre-Submission Local Plan

Policy	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
Strategic Objective 1	0	0	0	0	0	++	0	+	0	0	++	+	+	0	0	++	++
Strategic Objective 2	+	0	0	0	+	+	0	+	0	0	0	++	++	+	0	0	0
Strategic Objective 3	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0
Strategic Objective 4	0	+	0	+	0	++	0	++	+	+	0	0	0	+	++	++	0
Strategic Objective 5	0	++	0	++	0	0	0	++	0	++	+	++	++	++	+	0	0
Strategic Objective 6	0	+	0	+	0	0	0	0	0	0	+	0	0	++	++	++	0
Strategic Objective 7	++	0	0	0	0	++	0	0	0	0	0	+	+	0	0	0	+
Strategic Objective 8	+	++	++	++	++	0	++	++	0	0	0	+	0	0	0	0	0
Policy SO1.1	0	0	0	0	0	++	0	0	0	0	0	0	0	0	+	0	++
Policy SO1.2	+	+	0	+	0	++	0	+	0	0	+	+	+	+	0	0	++
Policy SO1.3	0	0	0	0	0	+	0	0	0	0	++	+	+	0	0	0	+
Policy SO2.1	0	+	0	+	+	+	0	+	-?	+	0	++	++	++	-?	0	0
Policy SO2.2	+	++	+	++	+	+	0	+	-?	0	0	++	++	+	-?	0	0
Policy SO2.3	+	+	+	+	+	+	0	+	-?	0	0	++	++	+	-?	0	0
Policy SO2.4	+	0	+	+	+	+	0	0	-?	0	0	++	+	0	-?	0	0
Policy SO2.5	++	+	+	+	+	++	0	+	-?	+	0	++	++	+	-?	0	0

Chapter 5 Sustainability Appraisal findings for the Local Plan policies

Policy	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
Policy SO3.1	--/+?	--/+	++/--	+/-	-	+/-	+	++/-	++	++/-?	0	++?	++	++/-	+	++	--?
Policy SO3.2	0	0	0	0	0	0	0	0	++?	0	0	+	0	0	0	0	0
Policy SO3.3	0	0	0	0	0	0	0	0	++	0	0	+	0	0	0	0	0
Policy SO3.4	--/+	+/-	-	+/-	-	+/-?	+	+/-	++	+/-	0	+/-	+	+/-	0	0	+/-?
Policy SO4.1	-?	+/-?	+	+/-	0	0	+	+/-	0	+	0	+/-	+	++/-	++	+	-?
Policy SO4.2	--/+	-?	+/-	+/-	-?	--/+?	++	+/-	0	0	0	++/-	++	+/-	++	++	-?
Policy SO4.3	-?	+/-	+	+/-	0	0	+	+/-	0	0	0	+/-	+	+/-	++	+	-?
Policy SO4.4	+	+/-	+	+/-	-?	+	+	0	0	+	0	0	0	0	++	0	+/-?
Policy SO4.5	0	+	0	+	-?	0	0	0	+	0	0	0	0	0	++	0	0
Policy SO4.6	0	0	0	0	0	0	0	+	0	+	0	0	0	0	++	0	0
Policy SO5.1	+	++	0	++	+	0	0	++	0	0	0	+	+	++	+	+	0
Policy SO5.2	0	+	0	+	0	-?	0	+	+	0	0	+	0	+	++	+	+/-?
Policy SO5.3	0	++	0	++	0	0	0	++	0	0	0	+	+	+	+	+	0
Policy SO5.4	0	++	0	++	0	0	0	++	0	+	0	+	+	++	++	+	0
Policy SO5.5	++	+	+	+	+	++	0	+	0	0	+	+	+	+	+	0	++
Policy SO5.6	+	++	0	++	0	0	0	++	0	0	0	+	+	+	0	+	+
Policy SO5.7	0	+	0	+	0	0	0	+	+	0	0	+	0	+	0	+	0
Policy SO6.1	0	+	0	+	0	++	0	+	0	0	0	0	0	++	++	++	++
Policy SO6.2	0	+	0	+	0	0	0	+	0	0	0	0	0	++	++/-	++	+
Policy SO6.3	0	+	0	+	0	+	0	+	0	0	+	0	0	++	+	++/-	+
Policy SO6.4	0	+	0	+	0	++	0	++	+	0	+	++	0	0	0	++	++
Policy SO6.5	-?	+/-	++	+/-	0	+	+	+	++	++?	0	++	+	++	++	++	--?/+

Chapter 5 Sustainability Appraisal findings for the Local Plan policies

Policy	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
Policy SO6.6	+/-?	+/-	++	+/-	-?	+?	+	+	+	+++?	0	+	+	++	++	+	--?/+
Policy SO6.7	+/-	+	+	+/-	0	+?	+	+	0	0	0	+	+	+	+	+	+/-
Policy SO7.1	++	+	0	+	0	+	0	0	-?	0	0	+	+	0	-?	0	+
Policy SO7.2	++	+	0	+	+	+	0	0	-?	0	0	+	0	0	-?	0	+
Policy SO7.3	++	+	0	+	0	+	0	+	-?	+	0	+	+	0	+/-?	0	+
Policy SO7.4	+	+	0	+	+	++	0	0	-?	0	0	+	++	0	+/-?	0	++
Policy SO7.5	+	+	0	+	0	++	0	0	-?	0	0	+	+	0	+/-?	0	+
Policy SO7.6	++	+	+	+	+	++	0	+	-?	0	0	++	++	0	+/-?	0	+
Policy SO7.7	--/+	--?/+	--?	+/-	+/-	+/-?	0	+/-	++	++/-	0	+/-	++/-	+/	++	+	-?
Policy SO7.8	++	+	0	+	+	++	0	+	-?	0	0	++	++	0	+/-?	0	+
Policy SO8.1	+?	++	+	++	0	+/-?	0	0	+/-	0	0	0	0	0	+/-	0	+?
Policy SO8.2	0	++	0	++	0	0	0	0	+/-	0	0	0	0	0	+/-	0	0
Policy SO8.3	+/-?	++	+	++	+	+/-?	++	++	+/-	0	0	+	+	+	+/-	0	-?
Policy SO8.4	+?	0	0	++	++	+?	+	0	+/-	0	0	0	0	0	+/-	0	0
Policy SO8.5	++	++	0	+	+	+	0	0	-?	0	0	++	0	0	-?	0	0
Policy SO8.6	0	++	++	+	0	+	0	0	0	0	0	0	0	0	0	0	0
Policy SO8.7	0	0	0	+	0	0	++	0	0	0	0	0	0	0	0	0	0
Policy SO8.8	0	0	0	+	0	0	++	0	0	0	0	+	0	0	0	0	0
Site allocation policies																	
SH1	+/-?	--?	--	+	0	0?	0	+	++	+++?	0	+	++	+?	0	0	-?
SH2	-?	-	--	+	+	0?	0	+/-	++	+	0	+/-	++	+?	0	0	--?
SH3	-?	+/-	+	+	0	0?	+?	+	++	+?	0	-	++	++	0	0	0?

Chapter 5 Sustainability Appraisal findings for the Local Plan policies

Policy	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
SH6	-?	+/-?	++	+	0	-?	+	++	++	+++?	0	+	++	++	0	0	-?
SM1	+	+/-?	++	+	0	0?	+	++	++	+++?	0	+	++	++	++/-	+	0?
SE1	+	--?	-	+	0	0?	0	-	0	0	0	+	++	-	++	0	-?
SE2	-?	--	-	+	0	0?	0	-	0	0	0	0	++	-	++	0	0?
SA1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
H29	0?	--?	--	0	0	-?	0	+	++	+++?	0	-	++	++	0	0	0?
M1	-?	+	+	0	0	+	+	++/-	++	+++?	0	++	++	++	+	++	-?
H32/M5	-?	+	+	0	0	+	+	++/-	++	+++?	0	++	++	++	+	++	-?
M3	-?	+	+	0	0	0?	+	++/-	++	+++?	0	++	++	++	+	++	0?
H34	-?	-?	--	0	0	0?	0	+	++	+	0	+	+++?	+	0	0	0?
H35	-?	-	-	0	0	0?	0	++	++	+++?	0	+	++	++	0	0	0?
H36	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	0	++	-?
H37	-	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	0	++	0?
H38	-?	--?/+	+	0	0	0?	+	++	++	+	0	++	++	++	0	++	--?
H39	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	0	+	--?
H40	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	0	++	-?
M4	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	+	++	0?
M2	-	+	+	0	0	0?	+	+++?	++	+++?	0	++	++	++	+	++	-?
H43	-?	+	+	0	0	0?	+	+	++	+	0	+	++	+	0	0	0?
H60	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	0	++	-?
H61	-?	+	++	0	0	0	+	++	++	+++?	0	++	++	++	0	0	0?
H62	-?	+/-	+	0	0	0?	+	++	++	+++?	0	+	++	++	--	0	-?

Policy	SA1: Biodiversity and geodiversity	SA2: Pollution	SA3: Previously developed land	SA4: Climate Change	SA5: Flooding	SA6: Landscape and townscape	SA7: Waste	SA8: Sustainable transport	SA9: Housing	SA10: Education	SA11: Crime	SA12: Health and wellbeing	SA13: Recreation	SA14: Services and facilities	SA15: Economy	SA16: Town centres	SA17: Historic environment
H63	-?	+	++	0	0	0?	+	++	++	+	0	-	++	++	--	0	0
H65	-?	+/-?	+	0	0	--?	+	++	++	-	0	+	++	++	0	0	0?
H66	-?	+/-?	+	0	0	0?	+	++	++	+++?	0	++	++	++	0	++	-?
H49	-?	+	+	0	0	0?	+	++	++	+	0	-	++/-	++	+	0	0?
H50	-?	+/-	+	0	0	--?	+	+	++	+	0	+	++/-	+	0	0	-?
H51	-?	+/-	+	0	0	--?	+	+	++	+	0	+	++/-	+	0	0	0?
H52	-?	+	+	0	0	0?	+	+	++	+	0	+	++	++	-	0	0?
H53	-?	+	+	0	0	0	+	++	++	+	0	+	++	++	0	0	0?
H64	-?	+	+	0	0	--?	+	++	++	+++?	0	+	++	++	0	++	-
H67	-?	+	+	0	0	--?	+	++	++	+	0	+	++	++	0	0	-
H68	-?	=	--	0	-	-?	0	0?	++	-?	0	-	++	+	0	0	0?
H69	-?	=	-	0	0	0?	0	+	++	+++?	0	-	++	+	0	0	0?
E4	0	-	-	0	0	0?	0	-	0	0	0	0	++	+	+	0	0?
E6	0	+	+	0	0	--?	+	+	0	0	0	0	++	+	+	0	0?
E14	--?	+/-?	+	0	0	--?	+	0	0	0	0	0	++	-	+	0	--?
E16	-?	--?	-	0	0	-?	0	+	0	0	0	0	++	+	+	0	0?
GT1	-?	-	-	0	-	--?	0	+	++	-?	0	-	++	-	0	0	-?
GT2	-?	--?	-	0	-	-?	0	-	++	-?	0	-	++	--?	0	0	0

Cumulative effects of the Local Plan with other plans

5.567 Development in Cannock Chase District will not be delivered in isolation from those areas around it. The effect of delivering new development and supporting infrastructure will often be transmitted across administrative boundaries. As such it is important to consider the cumulative effects of delivering new development in Cannock Chase with growth being proposed in neighbouring authority areas.

5.568 Cannock Chase is bordered by the following local authority areas for which the following Local Plan documents are currently adopted or are in preparation.

Stafford

5.569 Stafford borders Cannock Chase to the northwest and the Local Plan for Stafford is comprised of the Plan for Stafford Borough (2014) and the Plan for Stafford Borough: Part 2 (2017). A number of Neighbourhood Plans for Parishes in the Borough also form part of the planning policy for the Borough **[See reference 51]**.

5.570 The Plan for Stafford Borough (2014) states that provision will be made for the delivery of 500 dwellings per year over the Plan period to 2031, equating to a total of 10,000 dwellings, as well as approximately 8ha per year of employment land. The Plan identifies a total employment requirement of 160ha over the Plan period, made up of new provision and commitments as of April 2013. New provision comprises 61.06ha across Stafford Town and Stone Town and the rest of the Borough. The Plan for Stafford Borough: Part 2 (2017) sets out that 10,812 houses are either completed, committed or allocated through the Strategic Development Locations since the start of the Plan period.

5.571 Stafford Borough Council is currently in the process of producing a new Local Plan that will cover the period 2020 to 2040 and replace the existing Plan for Stafford Borough and Part 2 of the Plan for Stafford Borough.

5.572 The new Stafford Borough Local Plan 2020-2040 (Preferred Options version) was consulted on between October and December 2022. The document comprises a full draft plan including proposed site allocations and an updated policies map. The Plan makes provision for 10,700 new homes (535 new homes each year) in the period 2020 to 2040, in addition to 80 hectares of employment land. The housing requirement will be delivered through the completion of the North of Stafford and West of Stafford strategic development locations, existing commitments, a new garden community at Meecebrook (3,000 new homes by 2040), the development of Stafford Station Gateway, housing site allocations and windfall sites. The Plan includes one potential renewal energy (solar) allocation on the north-west Cannock Chase Boundary with Stafford (near Bower Lane) but no housing or employment allocations are included adjacent to the Cannock Chase boundary. There is potential for the development of this site to contribute to additional traffic and air pollution along the strategic road network towards Rugeley (A51 and A460), however, this is likely to be mostly limited to the construction phase for the site. The Local Development Scheme sets out that the Local Plan 2020-2040 is to be adopted in October 2024.

South Staffordshire

5.573 South Staffordshire borders Cannock Chase to the west and south. The South Staffordshire Local Plan comprises the Core Strategy (2012) and the Site Allocations document (2018)[[See reference 52](#)].

5.574 The Core Strategy document sets out a requirement for at least 3,850 homes to be built between 2006 and 2028, and states that as of April 1st 2010, 2,244 new homes had been completed or were committed, which equates to nearly 60% of the total required. Considering changes to the housing land supply between April 2010 (based on the housing supply calculation in the

adopted Core Strategy) and December 2015 (based on the most recent published Site Allocations document), the Site Allocations document needs to allocate a minimum of 1,012 homes in the remainder of the Plan period. The Site Allocations document therefore sets out housing allocations for the delivery of a minimum of 1,070 new dwellings over the remainder of the Plan period.

5.575 The Core Strategy document (2012) states that a total of 171.76ha of land is available for employment use over the period 2006 to 2028. In accordance with the requirements of the Core Strategy, an Employment Land Study was carried out in 2013 that identifies the existing 'good and best employment sites', which make up the portfolio of employment land in the district. This resulted in the identification of 45.58ha of land available for employment for the period 2017 to 2028. The Core Strategy also proposes extensions to two strategic employment sites in South Staffordshire, totalling 62ha of new employment land.

5.576 Housing site allocation at Pool View, Churchbridge, and strategic employment sites at Coppice Lane and Hawkins Drive Industrial Estate, Cheslyn Hay, are close in close proximity to Cannock Chase and the AQMA along the A5 within the District. There is potential for increased movements of traffic between South Staffordshire and Cannock Chase in both directions when considering the development in both local authorities cumulatively. This could contribute to intensification of air quality issues within the AQMA along the A5 in Cannock Chase as well as the Oak Farm AQMA within South Staffordshire which is further to the west along the A5. The housing site allocation at Pool View, Churchbridge, would also result in the development of Green Belt land adjacent to the A5 Watling Street, which result in further coalescence of Cannock Chase District centre and Cheslyn Hay.

5.577 South Staffordshire Council is currently undertaking a review of its Local Plan. Consultation on the Preferred Options of the Local Plan review, was conducted and concluded in late 2021. In January 2023 work on the review of the new Local Plan was paused awaiting clarity from the government on proposed changes to the NPPF which could have implications for South Staffordshire as a Green Belt authority. Following the publication of the revised

NPPF in December 2023, South Staffordshire are now aiming for a new Regulation 19 public consultation on a revised strategy in late spring 2024. However, members have yet to fully discuss and agree the proposals and therefore there is no firm date set at this time.

Lichfield

5.578 Lichfield borders Cannock Chase District to the east and the Local Plan Strategy (2015) currently forms part of the planning policy for the District. The land allocations associated with meeting the growth requirements set out in the Local Plan Strategy, are detailed in the Local Plan Allocations 2008 – 2029 document (2019) [[See reference 53](#)].

5.579 The Local Plan Strategy sets out that a minimum of 10,030 dwellings will be delivered between 2008 and 2029 within the most sustainable settlements within the District. The Local Plan Allocations document states that as of April 2017, a total of 2,203 net new homes have been delivered within the District, alongside approximately 5,850 new dwellings that will be delivered as part of six Strategic Development Allocations and a Broad Development Location. The remaining dwellings will be delivered at a total of 67 specifically allocated sites that are set out in the Local Plan Allocations document. The Lichfield Local Plan Strategy sets out that 79.1ha of land will be allocated for employment uses. This includes approximately 12ha within the Cricket Lane SDA and a further 10ha of land to be defined by the Local Plan Allocations document.

5.580 The East of Rugeley strategic development allocation takes in land which is located within both Lichfield and Cannock Chase Districts and is set out in the Local Plan Allocations document to provide 800 homes during the Plan period. The Lichfield Local Plan has identified this site to accommodate approximately 1,125 dwellings (including 500 dwellings to meet the needs arising from Rugeley). The development of the site within the District of Lichfield has the potential to increase the volume of traffic within Rugeley and the surrounding area within the north of Cannock Chase. However, residents at this location would be located in an area where they would have relatively good access to

the services and facilities within Brereton local centre and Rugeley Town Centre and the existing employment sites in the north of Rugeley. This could help to promote the use of sustainable transport from the new development which might help to mitigate the potential for any large-scale increase in traffic movements from this location.

5.581 The Lichfield Local Plan Strategy sets out that the settlement of Burntwood is to accommodate around 1,350 dwellings up to 2029. Most of this development is to occur within the urban area with 375 dwellings to be delivered at a Strategic Development Allocation to the east of the Burntwood Bypass. While Burntwood benefits from a town centre and residents would have some level of access to nearby employment opportunities and services and facilities, there is still likely to be some level of increased travel between the two local authority areas and associated air pollution and carbon emissions when considering development at this settlement alongside the development proposed in Cannock Chase (particularly to the east of Heath Hayes).

5.582 Lichfield District Council submitted its proposed new Local Plan 2040 to the Planning Inspectorate for examination in June 2022. However in October 2023, it made the decision to withdraw the Plan from examination in October 2023. Following the withdrawal of the Local Plan, Lichfield are conducting a call for sites between January and March 2024.

Walsall

5.583 Walsall borders Cannock Chase District to the southeast. The Walsall Site Allocation Document was adopted in January 2019 [\[See reference 54\]](#). Walsall also shares a joint Core Strategy (2017) with the other Black Country Authorities of Wolverhampton, Sandwell and Dudley, known as the Black Country Core Strategy (BCCS).

5.584 The BCCS (2017) states that sufficient land will be provided across the Black Country to deliver at least 63,000 net new homes over the period of 2006

to 2026. Of these, the BCCS indicates that 11,973 can be accommodated in the District of Walsall.

5.585 The Walsall Site Allocation Document (2019) sets out that as of the end of March 2017, 6,608 of these homes had already been completed with a further 400 under construction. The Site Allocation Document allocates land at several sites across the District to accommodate the remaining 5,365 homes.

5.586 The Walsall Site Allocation Document allocates several sites for new housing development through Policy HC1 including some sites in Brownhills, Pelsall and Bloxwich which are the settlements in closest proximity to Cannock Chase. These sites are relatively small in size, the largest being a site at Brownhills for around 60 dwellings [See reference 55]. Given the smaller size of these sites there is more limited potential for cumulative impacts considering development in Walsall and Cannock Chase together. There is some potential, however, for increased travel into the District along the A5, which could contribute to further air pollution within the AQMA at this location.

5.587 A Black Country Local Plan review was underway with an Issues and Options Local Plan consulted on in 2017 and a Draft Black Country Local Plan consulted on in Autumn 2021 (Regulation 18). However, in October 2022 the Black Country Authorities issued a joint statement announcing that they would no longer be proceeding with the Black Country Plan. In November 2022, Walsall Council's Cabinet agreed to start work on a new Walsall Local Plan.

Mitigation

5.588 The Local Plan would provide for a relatively large quantity of development over the Plan period. As this chapter describes, alongside many positive effects, a number of potential negative effects arising from this new development have been identified in relation to many of the SA objectives. The SEA Regulations advocate an approach that negative effects should be addressed in line with the mitigation hierarchy: avoid effects where possible,

reduce the extent or magnitude of effects, then seek to mitigate any remaining effects.

5.589 The key policies of the Local Plan that could mitigate potential negative effects of delivering a high level of growth over the Plan period in relation to each of the SA objectives are summarised below.

SA Objective 1: Biodiversity and geodiversity

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policies SO7.1 to SO7.3 are set out to ensure the protection, conservation and enhancement of designated biodiversity and geodiversity sites, including through the requirement for development to deliver biodiversity net gain.
- Policy SO7.8: Protecting, conserving and enhancing green infrastructure seeks to protect, conserve and enhance green infrastructure and the Strategic Green Space Network.
- Policy SO8.3: Sustainable design sets out the principles for design at major developments which include a requirement to protect, improve and enhance woodlands and habitats in the District.

SA Objective 2: Pollution

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policies SO5.1 to SO5.6 support development that contributes to the promotion of more sustainable travel options, such as walking, cycling and public transport, in order to manage the need to travel, reduce the reliance on private vehicles in the District and promote the uptake of low and zero carbon transport options thereby reducing emissions in the District.

- Policies SO8.1 to SO8.3 support the development of low and zero carbon technologies and development in order to reduce carbon emissions within the District and therefore reduce air pollution.
- Policy SO8.5: Avoiding air, water, noise or light pollution and soil contamination requires development proposals to set out how they will avoid environmental pollution and mitigate any adverse impacts that may result from unavoidable pollution.

SA Objective 3: Previously developed land

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policy SO7.6: Protecting, conserving and enhancing the Green Belt seeks to ensure that development proposals are focused away from the Green Belt, thereby promoting the use of previously developed land.
- Policy SO8.6: Brownfield and despoiled land and under-utilised buildings is set out to directly address the need to prioritise the use of suitable brownfield land and support the remediation of despoiled land.

SA Objective 4: Climate Change

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policy SO2.2: Safeguarding health and amenity directly addresses the need for development and spaces to be designed with consideration for the health and amenity of local communities, and to promote active transport methods such as walking and cycling.
- Policies SO5.1, SO5.3, SO5.4 and SO5.6 support development that contributes to the promotion of more sustainable travel options, such as walking, cycling and public transport, and improvements in

communications infrastructure in order to manage the need to travel, reduce the reliance on private vehicles and promote the uptake of low and zero carbon transport options thereby reducing emissions in the District.

- Policies SO8.1 to SO8.3 support the development of low and zero carbon technologies and development, and therefore reduce carbon emissions within the District.

SA Objective 5: Flooding

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policy SO8.4: Managing flood risk requires development proposals to incorporate sustainable water management measures and maximise flood protection, thereby directly addressing the need to reduce the risk of flooding in the District.

SA Objective 6: Landscape and townscape

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policy SO1.2: Enhancing the quality of the built environment ensures that development proposals make a positive contribution to townscape and landscape and that consideration is given to the local surroundings in order to enhance the District's distinctive character, heritage and natural assets.
- Policies SO7.4 to SO7.6 are set out to ensure that development is considerate of local distinctiveness and the surrounding landscape, with particular regard to the Cannock Chase National Landscape and Green Belt within the District.

SA Objective 7: Waste

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policy SO8.8: Managing waste directly addresses effective waste prevention and management in the District by requiring that major development proposals are supported by a site waste management plan and provide integrated facilities for the storage of recyclable and non-recyclable waste.

SA Objective 8: Sustainable transport

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policies SO5.1 to SO5.6 directly address the need to promote more sustainable travel options, such as walking and cycling, and improvements in communications infrastructure in order to manage the need to travel and reduce the reliance on private vehicles in the District.

SA Objective 9: Housing

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policies SO3.1: Provision for new homes, SO3.2: Housing choice and SO3.3: Delivering high quality housing directly address the provision of housing in the District with the delivery of strategic housing allocations, the requirement for a mix of housing sizes, types and tenure that are of sufficient size and layout in order to meet the mixed needs of the District, with special consideration for the suitability of housing for people with health problems or disabilities.

- Policy SO3.4: Gypsies, travellers and travelling show people ensures that development proposals safeguard existing sites for Gypsies and Travellers and Travelling Show people and seeks to ensure the suitability of the provision of new sites to meet the future needs of the District.
- Policy SO7.7: Amendments to the green belt directly addresses the accommodation of growth requirements in the District through site allocations, and the requirement for the compensation of the loss of Green Belt land.
- Policy SO8.3: Sustainable design sets out that residential development proposals will meet or exceed the standards set out by the Home Quality Mark, or equivalent, thereby ensuring that new homes are of a sufficiently high quality.

SA Objective 10: Education

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policy SO2.1: Safeguarding the provision of community infrastructure is set out to ensure that development proposals will safeguard existing community infrastructure with specific consideration for educational facilities and contribute towards new community infrastructure to meet the needs of the District.
- Policy SO4.5: Provision for local employment and skills will require an Employment and Skills Plan to accompany development proposals that create over 50 FTE jobs, which will ensure development contributes to the training and employability of local people. This policy will therefore promote education and upskilling of the local population that will support employment within the District.
- Policy SO5.4: Maintaining and improving the transport system ensures that educational facilities are supported in locations that are accessible by sustainable transport, thereby improving access for all members of the community.

SA Objective 11: Crime

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policy SO1.3: creating safe places which deter crime and reduce the fear of crime is set out to ensure that development proposals contribute to the creation of safe and secure environments without detracting from attractive, high quality design.
- Policy SO6.4: Town centre design will promote the creation of safe and attractive built environments including well-lit streets and security measures, which will address the need to reduce crime and the fear of crime.

SA Objective 12: Health and wellbeing

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policies SO2.1: Safeguarding the provision of community facilities, SO2.2: Safeguarding health and amenity, SO2.3: Provision of open space, sports and recreational buildings and land, including playing fields and SO2.5: Providing opportunities for healthy living and activity are set out to ensure that development proposals will safeguard existing community infrastructure and contribute towards the provision of new community infrastructure with specific consideration for active leisure and sports facilities, in order to meet the needs of the District. These policies directly address the need for development and spaces to be designed with consideration for the health and amenity of local communities, and to promote active transport methods such as walking and cycling. Therefore, they will support healthy lifestyles and address health and wellbeing.
- Policy SO2.4: Allotments and community gardens supports development proposals that contribute to the provision of, and prevent the loss of,

allotments and community garden sites. This policy will also address mental wellbeing.

- Policy SO7.8: Protecting, conserving and enhancing the strategic green space network ensures that physical activity and opportunities for healthy living and active travel are promoted, including through the provision of walking and cycling routes.

SA Objective 13: Recreation

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policy SO2.1: Safeguarding the provision of community facilities is set out to ensure that development proposals will safeguard existing community infrastructure with specific consideration for active leisure and sports facilities and contribute towards new community infrastructure to meet the needs of the District.
- Policies SO2.3: Provision of open space, sports and recreational buildings and land, including playing fields and SO2.5: Providing opportunities for healthy living and activity are set out to ensure that development proposals will safeguard existing active leisure and sports facilities and contribute to the provision of new facilities, and therefore will promote opportunities for recreation in the District.
- Policy SO5.5: Hatherton canal restoration corridor and SO5.6: Safeguarding proposed recreational footpath and cycle routes intends to support the future implementation of the canal restoration project and recreational footpath and cycle routes, which will have recreational value.

SA Objective 14: Services and facilities

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policy SO2.1: Safeguarding the provision of community facilities is set out to ensure that development proposals will safeguard existing community infrastructure and facilities and contribute towards new community infrastructure to meet the needs of the District, while Policy SO2.3: Provision of open space, sports and recreational buildings and land, including playing fields will ensure that particular consideration is given to providing facilities needed for sports and recreation.
- Policies SO5.1: Accessible development addresses the provision of appropriate community infrastructure and requires that development is located where it can provide convenient access for all members of the community to services and facilities.

SA Objective 15: Economy

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policies SO4.1: Safeguarding existing employment areas for employment uses, SO4.2: Provision for new employment uses, SO4.3: Intensification of existing employment sites and SO4.5: Live work units safeguard existing Employment Areas, supports a suitable level of intensification at identified employment sites and address the provision of new employment land and live work spaces within residential areas of the District while ensuring the protection of residential amenity.
- Policy SO4.4: Sustainable tourism and the rural economy supports development proposals which promote the rural economy while also safeguarding or enhancing the character and openness of the rural area.
- Policy SO4.6: Provision for local employment and skills requires an Employment and Skills Plan to accompany development proposals that create over 50 FTE jobs, which will ensure that development contributes to the training and employability of local people.
- Policy SO5.2: Communication technologies will support the development of advanced methods of communication for business and residents to

work remotely and will therefore support sustainable economic growth in the District.

SA Objective 16: Town centres

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policies SO6.1 to SO6.7 directly address the protection and enhancement of the viability and vitality of town and local centres by implementing a hierarchy that will support the focus of appropriate development on these locations.

SA Objective 17: Historic environment

Local Plan policies that would contribute to the mitigation of negative effects identified:

- Policy SO1.1: Protecting, conserving and enhancing the distinctive local historic environment is set out to ensure that the historic environment is protected, conserved and enhanced and that development proposals avoid adverse impacts on heritage assets within the District.
- Policy SO1.2: Enhancing the quality of the built environment ensures that development proposals make a positive contribution to townscape and landscape. The policy requires that special consideration is given to the District's distinctive character and heritage assets.

Recommendations

5.590 Based on the appraisal of the preferred policies, the IIA team recommended a number of policy changes that could help to mitigate negative effects or strengthen positive effects identified by the IIA. These

recommendations were originally provided to the Council while finalising the Local Plan Preferred Options. Most of the recommendations have therefore been incorporated into the Regulation 19 Pre-Submission Local Plan.

5.591 The recommendations and the Council's response (include any updates reflected in the policies of the Pre-Submission Local Plan) are set out below. Please note that the policy numbering below reflects the updated numbering that is included in Pre-Submission Local Plan.

Recommendations presented in the IIA Report for the Preferred Options Local Plan and Council's response

Strategic Objective 8: Support a greener future

Recommendation:

- The objective appears to focus mostly on mitigating carbon emissions but does not address adaptation to the effects of climate change beyond flood risk. Climate change adaptation measures such as building orientation and design, and the incorporation of green infrastructure could be referenced in this objective.

Council's response:

- The objective seeks to promote sustainable building design. The strategic objective requires the highest level of building performance and an addition has been made to refer to cooling and ventilation as well as energy use. The overall design of the development is coordinated through the Design and Access Statement regime and is addressed through Policy SO1.2 of the Local Plan to avoid duplication. Policy SO8.2 refers to relevant national guidance relating to design.

Policy SO2.2: Safeguarding health and amenity

Recommendation:

- The policy could be strengthened to include air pollutants in the list of unacceptable impacts that new and existing residents should be protected from.

Council's response:

- The list of pollutants in the policy has been updated to include air pollutants.

Policy SO3.1: Provision for new homes

Recommendation:

- The effects relating to landscape and townscape at particularly sensitive sites may be able to be mitigated through more sensitive layout and design. This could start to be addressed through specific policy requirements in the individual site allocation policies included in the next version of the Local Plan.

Council's response:

- The recommendation is addressed through the site specific policies.

Policy SO3.4: Gypsies, Travellers and Travelling Showpeople

Recommendation:

- The policy could be worded to support the development of sites which provide a good level of access to services and facilities beyond those

listed, most notably community services including healthcare and education. At present this requirement is only included where development would be provided in the Green Belt. This recommendation would help to promote the use of more sustainable modes of transport and provide additional benefits in relation to health and wellbeing and social integration.

Council's response:

- The recommendation has been addressed by added a further bullet point to the criteria to require sites to be reasonably accessible to shops, schools, health facilities and other community facilities on foot, by cycle or public transport.

Policy SO4.1 Safeguarding existing employment areas for employment uses

Recommendation:

- Considering the implications of the COVID-19 pandemic and the general shift to increased levels of home working, there may be reduced demand for office use in the District meaning that more support could be provided for changes of use to residential. The policy wording of the first bullet point could be adjusted to refer to support for changes of use where there are overriding and demonstrable benefits of meeting the local housing need. The finalisation of the policy should reflect relevant evidence base studies that emerge in relation to the expected demand for office use in light of the pandemic.

Council's response:

- Policy SO4.1 now refers to support for changes of use from employment uses in existing employment areas where there are demonstrable benefits. Further support is provided for home working through Policies SO3.2 and SO4.4. It should be noted that Policy SO4.1 applies to employment areas,

not just a small number of offices in town, for example. The plan is meant to provide for sufficient employment and residential needs and a clause that provides further support for changes of use from employment to residential could undermine the strategy. Permitted development rights are in place to address this type of change of use at the national level.

Recommendation:

- Policy SO4.1 could also be strengthened to protect the setting of the Cannock Chase National Landscape when considering proposals for the change of use of Existing Employment Areas. The National Landscape contains a number of Existing Employment Areas. Maintaining existing uses at these locations is less likely to affect landscape character when compared to supporting new development at these locations, but changes in use could have implications in terms of activities at the site and journeys to these locations.

Council's response:

- Any impact upon the National Landscape will be assessed against Policies SO7.4 and SO7.5. These policies have been strengthened to prevent the impacts of light pollution on intrinsically dark landscapes.

Policy SO5.4: Maintaining and improving the transport system

Recommendation:

- The policy could be strengthened by expressly supporting improvements which allow for the connection of active travel routes to other routes as well as to sustainable transport nodes. New routes should be supported where they would be well integrated with existing routes. This strengthening of the policy approach may also be appropriate to consider for Policy SO5.6: Safeguarding proposed recreational footpath and cycle routes.

Council's response:

- Policy SO5.4 has been strengthened to be more supportive of development which promotes active travel, including support for improvements that contribute to the overall connectivity of active travel routes and connections to sustainable transport nodes.

Recommendation:

- Policy SO5.4 could also support new residential/mixed use development which prioritises pedestrians and cyclists over private vehicles, where this deemed appropriate (e.g. town centre locations or areas which benefit from nearby access to services and facilities).

Council's response:

- Policy SO5.4 has been strengthened to be more supportive of development which promotes active travel, including support for improvements that contribute to the overall connectivity of active travel routes and connections to sustainable transport nodes.

Policy SO6.3: Safeguarding existing town centre services

Recommendation:

- The supporting text of the town centre policies makes reference to support for increased residential use within the town centre at upper floors and where there is no fragmentation of town centre uses. This could be set out in the policy text to strengthen support for residential development at upper levels. These uses could support the viability of town centre locations, while also reducing the need to travel in the Plan area and making a contribution to the local housing need. The policy should still seek to safeguard important town centre services and protect the function of the primary shopping area.

Council's response:

- The supporting text of the policy has been amended to recognise the potential positive effects of residential development within the town centre where it does not lead to a fragmentation of town centre uses or reduce active frontages at ground floor level. The suite of policies relating to the town centre is included to provide the flexibility needed to support the centres and enable the centres to adapt.

Policy SO6.4: Town centre design

Recommendation:

- The policy could be strengthened to support the provision of benches at town centre locations. This would support access to town centre locations for older people and people with disabilities.

Council's response:

- The policy now includes support for the provision of benches.

Policy SO7.7: Amendments to the Green Belt

Recommendation:

- The policy states that suitable mitigation and detailed boundaries will be identified for sites allocated in the Green Belt through further stages of the plan in detailed site specific policies and master plans. Through this work, specific consideration should be given to limiting the perception of coalescence between Norton Canes and Heath Hayes. A number of sites have been allocated between these two settlements and mitigation (through site design, layout and landscaping) should be required to minimise adverse impacts on the setting of both settlements.

Council's response:

It is felt that the issue is suitable addressed through Policy SO1.2: Enhancing the quality of the built environment. Policy SO1.2 requires that developments are designed to enhance the quality of the townscape and landscape, and retain and enhance the distinct and separate character of each of the District's settlements. The issue is further addressed through the site specific allocation policies.

- Furthermore, the policy allocates employment land to the south of the A5 and M6. The mitigation required for these sites should seek to address the potential for increased air pollution within the AQMA directly to the north of these and to address the potential issue of severance between these sites and Norton Canes to the north of the strategic road network. Sites allocated to the east of Heath Hayes should also seek to mitigate potential increases in air pollution given their close proximity to the Five Ways Island AQMA. This is also the case for the site located between the A5 and M6 Toll to the east of Bridgtown given its close proximity to the AQMA at Watling Street.

Council's response:

- Policy SO5.1: Accessible development has been amended to include reference to air quality as the greatest impact upon air quality arises from traffic. Policy SO5.1 now states that developments which, individually or cumulatively, cause an unacceptable impact on the highway network in terms of safety, air quality, capacity or congestion will not be supported, unless it can be demonstrated that they can be satisfactorily mitigated.

The Council's reasons for choosing the Regulation 19 Local Plan

5.592 This statement has been prepared by the Council in accordance with the requirements of Regulation 16 of the Environmental Assessment of Plans and Programmes Regulations 2004. This statement outlines how environmental considerations have been integrated into the Local Plan, how the IIA has been

taken into account, how consultation responses have been taken into account, the reasons for choosing the adopted Local Plan policies in light of alternative options and the measures that will be taken to monitor the effects of the Local Plan.

How environmental and sustainability considerations have been integrated into the Local Plan

The IIA of the Cannock Chase Local Plan has been undertaken in such a way that meets the requirements of the EU Strategic Environment Assessment Directives (including through EU exit legislation) and UK Government guidance on the preparation of Sustainability Appraisals. As required by the regulations, the IIA has been developed through an iterative process and has informed decision making at every stage of developing the Cannock Chase Local Plan.

The initial informative stage of the IIA was the scoping process. The scoping process included a review of other relevant plans, programmes and strategies that have an influence on sustainability and provide the policy context for the Local Plan. The social, environmental and economic baselines were established which identified the key sustainability issues to address and provided the basis from which the potential effects of the Local Plan could be assessed. A scoping report was undertaken in June 2018. It met the requirements of Stage A of the Sustainability Appraisal process as set out in the Planning Practice Guidance (PPG) to ensure it meets the regulatory requirements as set out in Schedule 2 of the SEA Regulations (Environmental Assessment of Plans and Programmes Regulations 2004).

How the Sustainability Appraisal has been taken into account

The policies and sites within the Local Plan have been subject to appraisal through the IIA throughout their development, along with reasonable alternative options. Each policy and proposal has been assessed against the social, environmental and economic objectives in the SA Framework in order to establish the positive and negative effects.

Where significant effects were found, potential mitigation measures were identified wherever possible. The results of the appraisals were used to form the decision making process and establish appropriate options to take forward into the Local Plan. Each stage of developing the Local Plan has involved appraisal through the IIA to take account of new evidence and new policy options. These updates helped further refine the options to include in the Local Plan.

The IIA report included the appraisals of policy options and reasonable alternatives considered (including options for the overall housing growth and the strategy options for meeting overall housing and employment growth) and numerous site options; as well as for each policy taken forward into the Local Plan. The IIA Report also included assessment of cumulative effects and mitigation.

How the results of consultation have been taken into account

The SEA Regulations require that opinion expressed by consultees be taken into account during the development of a plan before the plan is adopted.

The Scoping Report was published on the Council's website for 5 weeks from July to August 2018, and the three relevant statutory bodies notified. All three of the statutory consultees, Environment Agency, Natural England, and Historic England responded. The IIA Report for the Issues and Options

Local Plan and Preferred Options Local Plan were consulted on alongside consultation on for those versions of the Local Plan. All comments and representations at both stages were taken into account and used to further the IIA process.

The reasons for choosing the Pre-Submission Local Plan, in light of reasonable alternatives considered

The Cannock Chase Local Plan (2018-2040) sets the vision for the District which aligns with the Councils Corporate Plan and the four priorities:

- Economic Prosperity,
- Health & Wellbeing,
- The Community,
- Responsible Council.

The Local Plan includes eight Strategic Objectives:

- To deliver high quality development that protects the historic environment and is appropriate, distinctive, attractive and safe;
- To create community facilities and healthy living opportunities across the District;
- To deliver a sufficient supply of homes to provide for housing choice and ensure all people are able to live in a decent home; To encourage a vibrant local economy and workforce;
- To support the provision of sustainable transport and communications infrastructure;
- To create attractive Town and Local Centres;
- To protect and enhance the natural environment; and
- To support a greener future.

The local planning policies and site allocations align with the strategic objectives for the plan. They have been developed through consideration of evidence, subject to the process of sustainability appraisal and shaped by feedback from three separate public consultations.

In forming the Local Plan the Council has worked in cooperation with neighbouring authorities and authorities in the Housing Market Area, statutory partners and infrastructure providers.

Level of Growth

The Local Plan will deliver sufficient land for housing and employment to meet objectively assessed needs within the District boundary.

The Housing Need Assessment determined that there are no exceptional circumstances to deviate from the use of the governments standard methodology to calculate housing need. This was therefore used to calculate the housing requirement over the plan period. The Council have worked with all authorities within the Greater Birmingham and Black Country Housing Market Area (GBBCHMA) under the Duty to Cooperate to try and accommodate some of the unmet housing need of the HMA. Options were derived from the joint evidence (Strategic Growth Study) 2018 which were subject to sustainability appraisal and subject to public consultation at Issues and Options stage. The Council have ultimately increased the housing target by 500 dwellings in order to contribute toward the unmet needs of the Greater Birmingham and Black Country Housing Market Area (GBBCHMA).

The Economic Development Needs Assessment (EDNA) identifies a range in terms of land hectares to use as an appropriate employment target in the local plan. The EDNA has been subject to a number of updates (2020 and

2024) which has resulted in amendments to the final employment target in the local plan. The Council has sought to deliver 74ha based on the evidence and has presented options for the employment strategy at Issues and Options stage.

Distribution and site selection

The Spatial Strategy set out in the Local Plan seeks to direct development to the most sustainable locations, and the direction for growth reflects the existing established settlement hierarchy from the 2014 Local Plan. The strategy emerged from a series of options presented at Issues and Options stage. The options were based around the premise that previously developed land and urban sites should be prioritised for housing and employment before consideration of green field sites or Green Belt release. The strategy therefore centred on delivering the largest strategic redevelopment site in the District: the former Rugeley Power Station site for mixed use development and exploring the potential of urban locations for growth. The strategy also sought to increase the density of development wherever possible to minimise the land requirement.

Cannock Chase District is highly constrained in terms of land supply with approximately 60% of the land area designated Green Belt and/or National Landscape. All reasonable alternatives to Green Belt release have been explored and exhausted. Early on in the development of the plan it became apparent that there was insufficient land to meet the full objectively assessed needs of the District.

A Development Capacity Study was produced and updated throughout production of the plan to consider all potential options for development on land which was not within the Green Belt. Through discussion with neighbouring authorities under the Duty to Cooperate which was formalised

by a letter in 2021, the Council asked whether some of the requirement for housing, employment and Gypsy and Traveller accommodation could be met in neighbouring authorities boundaries on land not within the Green Belt. This was not possible, therefore to meet the development requirement within the local authority area it has been necessary to review Green Belt boundaries.

The Green Belt Part 1 and Part 2 considered the extent to which potential development sites contributed to the 5 purposes of the Green Belt and identified the extent of harm of release of individual parcels of land. Exceptional Circumstances for Green Belt release have been set out in the Green Belt Topic Paper.

Options for Green Belt extensions were presented at Issues and Options stage and subject to SA. This sought consensus on the general locality of further growth in combination with redevelopment at Rugeley Power Station (SM1) and urban locations. The favoured option for housing was presented at Preferred Options stage which directed housing growth to available sites in Cannock/Hednesford/Heath Hayes and Norton Canes urban edges. The preferred strategic housing sites in combination will deliver significant infrastructure enhancements of benefit to both existing and new residents including a new school, a relief road, junction improvements to Five Ways roundabout and a 14.8ha new public community park (SH1, SH2). In terms of employment the preferred strategy has been to expand existing business parks at Kingswood Lakeside, Cannock (SE1) and Watling Street Business Park on the A5 (SE2).

Taking account of planning permissions and development in the early part of the plan period (since 2018), the distribution of the residual growth seeks to redress the balance of development towards locations where there is

appropriate infrastructure. This led to some of the sites initially earmarked for allocation being safeguarded in the Reg 19. Plan at Norton Canes.

Locations for non strategic sites outside the Green Belt and Cannock Chase National Landscape have been identified with consideration to consultation responses, the availability and deliverability of sites, the preferred spatial distribution pattern, the sensitivities and constraints of the area (e.g. flood zones, heritage features and landscape designations etc) and the infrastructure capacity and opportunities (e.g. schools and healthcare etc). Sites judged to perform best overall against the above criteria and evidence base outcomes have been proposed in the Plan.

Other key policy objectives and issues

The various stages of developing the Sustainability Appraisal have provided an iterative and rational method for refining the options considered throughout the Local Plan process.

Based on the overarching objectives of the Local Plan policies and informed through the supporting evidence and the Sustainability Appraisal, the policies framework seeks to ensure the delivery of appropriate housing, enabling sustainable economic growth, enhancing and protecting the environment, supporting strong and healthy communities and delivering infrastructure. The various Sustainability Appraisal reports published during the preparation of the plan have shown that reasonable and alternative options have been considered and evaluated.

Measures that are to be taken to monitor the significant environmental effects of the implementation of the plan

Chapter 5 Sustainability Appraisal findings for the Local Plan policies

A monitoring framework is included in the Local Plan and takes influence from the monitoring recommendations from the IIA (Chapter 6: Monitoring). This enables the significant effects of implementing the Local Plan sites and policies to be assessed and compared to those predicted in this IIA Report. It helps to ensure that any unforeseen adverse effects can be identified, and remedial action taken if required.

Chapter 6

Monitoring

6.1 The SEA Regulations require that “the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” and that the environmental report should provide information on “a description of the measures envisaged concerning monitoring”. Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

6.2 Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making. Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken.

6.3 A number of suggested indicators for monitoring the potential significant sustainability effects of implementing the Cannock Chase Local Plan are set out below. Please note that as no significant negative effects were identified through the IIA for any of the policies in the Local Plan in relation to SA objectives 4: climate change, 5: flooding, 7: waste, 8: sustainable transport, 9: housing, 10: education, 11: crime, 12: health and wellbeing, 13: recreation and 16: town centres no monitoring indicators have been suggested for these SA objectives. The monitoring framework and relevant indicators from the adopted Cannock Chase Local Plan (Part 1) have been used as a starting point for the monitoring framework in this SA Report. Updates have been made considering updates presented in the Authority Monitoring Report.

6.4 The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

Proposed Monitoring Framework for the Cannock Chase Local Plan

SA objective 1: Protect and enhance biodiversity, fauna and flora and geodiversity

Proposed monitoring indicators:

- Percentage of SSSIs and local wildlife sites in favourable condition
- Number of Green Flag Awards gained and maintained
- Change in areas of biodiversity importance
- Proportion of local sites where positive conservation management is being achieved
- Areas of additional green infrastructure delivered
- Cannock Chase SAC Mitigation Strategy Implementation Progress

SA objective 2: Minimise pollution and protect and enhance air, water, and soil quality

Proposed monitoring indicators

- Number of Air Quality hotspots
- Water quality according to Water Framework Directive targets (including nitrate levels)
- Domestic and total per capita water consumption
- Amount of derelict and/or contaminated land
- Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
- Number of Air Quality hotspots

SA objective 3: Ensure development makes efficient use of previously developed land and buildings

Proposed monitoring indicators:

- Total amount of employment floorspace on previously developed land – by type
- Total number of dwellings on previously developed land

SA objective 6: Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place

Proposed monitoring indicators:

- Numbers of Parish Plans, Neighbourhood Plans, Design Statements prepared
Number of Assets of Community Value
Number of Conservation Areas with up to date appraisals and management plans
- Cannock Chase National Landscape Management Plan Progress
- Planning applications approved in the Green Belt

SA objective 14: Provide easy access to community services and facilities to meet people's needs and avoid isolation

Proposed monitoring indicators:

- Delivery and implementation of travel plans and transport assessments
- Travel to work
- Completed sections of walk and cycle networks
- Rail service frequency
- New recreation, leisure, culture, and arts facilities delivered

SA objective 15: Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites

Proposed monitoring indicators:

- Total amount of additional floorspace for 'town centre' uses in town centres
- New recreation, leisure, culture, and arts facilities delivered
- The delivery of the Place policies
- Pedestrian footfall count
- Unemployment levels
- New business registration rate
- Employment land available
- Job density rate
- Working age population on out of work benefits

- Employment by industry sector
- Employment land losses

SA objective 17: Conserve and enhance the built and historic environment (including heritage assets and their respective settings)

Proposed monitoring indicators:

- Numbers of Parish Plans, Neighbourhood Plans, Design Statements prepared
- Number of conservation areas with up to date appraisals and management plans
- Number and percentage of all heritage assets at risk
- The creation and maintenance of an up to date Local List of historic buildings

Chapter 7

Conclusions

7.1 This document has considered the sustainability implications of the policies and site allocations presented in the Pre-Submission Cannock Chase Local Plan which have been subject to assessment against the SA objectives developed at the scoping stage of the SA process.

7.2 Cannock Chase is largely rural in character, and contains higher value landscapes and natural environment assets, including the Cannock Chase National Landscape, the Cannock SAC and the Cannock Extension Canal SAC. Key service hubs within the District are located within the town centres of Cannock, Rugeley and Hednesford, and also within the smaller scale local centres of Hawks Green, Norton Canes, Heath Hayes, Chads Moor, Bridgtown, Fernwood Drive and Brereton. The highest job provision within the District is within the town centres of Cannock and Rugeley.

7.3 Some of these existing developed areas of the District are close to the biodiversity designations identified and 39% of the District falls within the Cannock Chase National Landscape. Furthermore, the Plan includes some of the sites which are identified for allocation close to the National Landscape as well as important biodiversity designations. As such, there are tensions between the need for development to allow for housing and employment growth in the District and the potential for detrimental impacts on the features of the natural environment.

7.4 Car dependency within the District is amongst the highest in the UK, which has had implications for air quality in the District. This is reflected in the AQMA currently designated in the District at the A5 Watling Street and the AQMA directly adjacent to the District's southern boundary within Walsall. Furthermore, the District's contribution to climate change is influenced by the need for residents to use private car transport to access services and facilities and employment. The implications of climate change are likely to have impact upon

the biodiversity assets in the District and will create uncertainty for development over the Plan period, due to the potential for increased extreme weather events. Impacts relating to Brexit and COVID-19 may also have implications for economic development and housing, as well as commuting patterns in the area although this remains to be fully understood. In particular, the trend for home and hybrid-working arrangements during and following the COVID-19 pandemic, experienced across the country, has highlighted the potential need to adjust employment land targets.

7.5 The Local Plan sets out to deliver a minimum of 5,808 dwellings to meet the District's needs between 2018 and 2040 at a rate of 264 dwellings per annum to meet its own needs. Furthermore, Cannock Chase District is a part of the GBBCHMA and will therefore contribute a further 500 dwellings to meet a shortfall arising in the GBBCHMA. The Local Housing need for the District is therefore set at 6,303 dwellings over the Plan period. The level of housing delivery will contribute to providing affordable homes for local people and the Plan sets out the approach to meet the accommodation needs of Gypsies and Travellers. This includes through the allocation of two Gypsy and Traveller sites. However, the level of growth to be delivered will have implications for climate change, and the natural and built environment, with potential for adverse impacts on biodiversity, landscape and heritage assets. While the Green Belt designation does not automatically align with areas of higher landscape or biodiversity value, in Cannock Chase much of the land within the Green Belt falls within the Cannock Chase National Landscape and parts of the Cannock Chase SAC. Therefore, development within the Green Belt in the District may result in increased pressures on important biodiversity and landscape features in the District.

7.6 However, the locations of housing sites appraised through the IIA highlights that a significant proportion of proposed site allocations are close to the District's Town Centres and Local Centres. This is likely to mean that many residents will likely have good access to services and facilities and employment. This could limit the potential for carbon emissions and air pollution to greatly increase as residents may be able to make use of more sustainable modes of transport to access services and facilities and employment. Conversely, sites close to or beyond the urban edges of settlements (some of which would come

forward within the Green Belt) will have some negative effects, as is the case for the strategic housing allocations to the south of Lichfield Road and east of Wemblebury Road. The strategic employment allocations at Kingswood Lakeside and Watling Street Business Park also are also additional sizeable sites within the Green Belt where there is potential for increased numbers of journeys being made by private car. At the Watling Street Business Park site there is also potential for increased levels of traffic through the AQMA at the A5 Watling Street.

7.7 The Local Plan Strategic Objectives were assessed as having generally positive effects against a range of SA objectives. These elements of the Plan are positive, aspirational statements set out to guide the Plan in providing development in a manner which will ensure Cannock Chase is supportive of an appropriate level of housing and economic growth and regeneration over the Plan period. They also seek to adopt an approach which protects the health of local people and achieves green energy solutions. This approach to growth up to 2040 is balanced against a need to conserve and enhance built and natural environment assets in the District.

7.8 In general, the policies have been found to have a wide range of minor positive and significant positive effects on the SA objectives, although a number of potentially minor and significant negative impacts have also been identified. Negative effects are mostly associated with the location of development in relation to sensitive receptors in Cannock Chase, as well as the land take required to support the level of development to be delivered over the Plan period. Importantly, this includes impacts on landscape setting (including that of the Cannock Chase National Landscape) and the Cannock Chase SAC. It should be recognised that all residential sites allocation in the Local Plan are within 15km of the SAC and therefore could result in increased recreational pressures and harm to this designation.

7.9 Policies relating to the natural environment are included in the Local Plan to help ensure that the District's key landscape and biodiversity assets are protected and enhanced, due to impacts that are likely to arise from the planned growth. This includes requirements for the achievement of biodiversity net gain

and policies specifically set out to protect the SAC and National Landscape designations. Commitments to sustainable transport, including active transport routes and public transport provision, and development layouts that reduce the need to travel, directly address the District's historic propensity towards private car travel, and will help to minimise further negative impacts on air quality. Furthermore, the Local Plan also supports measures that would secure the development of rail services to improve the sustainability of links between the District and the surrounding areas of Walsall, Birmingham, Stafford and Lichfield. The Local Plan document is set out to support the Council's ambition to be net zero carbon and with regard to the entire District, requires all development proposals to achieve the highest viable level of building performance standards for energy use and achieve the lowest carbon emissions possible.

7.10 Town Centre Redevelopment Areas included in the Local Plan's policies support the economic aspirations of the District. The inclusion of these areas for redevelopment are also likely to improve the aesthetic appeal of these areas thereby promoting their viability. Where new residential developments are delivered at these locations residents are likely to benefit from increased levels of access to services and facilities. Increased vacancies of retail and employment units within town centres is an ongoing key issue arising from the COVID-19 pandemic. Revised employment land needs by 2040 (adjusted to 52ha - 74ha in line with the findings of the updated 2023 EDNA) have been taken into consideration in the Plan's approach to provision of employment land.

7.11 In considering the total effects of all of the Local Plan's policies and site allocations together, the SA found that significant positive effects are expected in relation to:

- SA objective 4: climate change;
- SA objective 8: sustainable transport;
- SA objective 9: housing;
- SA objective 12: health;
- SA objective 13: recreation;

- SA objective 14: services and facilities; and
- SA objective 15: economic growth.

7.12 Overall, significant negative effects for the Cannock Chase Local Plan were identified in relation to:

- SA objective 1: biodiversity and geodiversity;
- SA objective 2: pollution; and
- SA objective 6: landscapes and townscapes.

7.13 In summary, the Local Plan Pre-Submission document sets out an approach that will meet needs for growth, whilst affording a strong degree of protection to the District's high value environmental assets. The document also seeks to address the District's air quality and climate change concerns through support for sustainable transport improvements and appropriately located development. Given the scale of growth proposed, it will not be possible to avoid all adverse impacts on the District's landscape character, biodiversity assets and historic environment. The presence of an AQMA within part of the more developed areas of the District to the south means it will also be difficult to avoid intensifying existing air quality issues at this location. Furthermore, the Local Plan includes some large greenfield sites for allocation, which will result in the loss of some areas of high value agricultural soils. The delivery of sustainable development over the Plan period will also be challenged by the lack of existing service provision in some areas and the existing propensity towards private car travel.

7.14 The document includes policies which will be able to support beneficial impacts in terms of local residents' social wellbeing, through the inclusion of measures which will ensure that they have access to community facilities for formal and informal recreation as well as necessary communications infrastructure. It is expected that the measures within the Plan will help to limit the potential for isolation in the community. Overall, the approach of the Local Plan is positive in relation to key issues identified in the District and will help to meet the needs of a range of people within the Plan period.

Next Steps

7.15 This SA Report will be available for consultation alongside the Local Plan: Pre-Submission document from February to March 2024. After the public consultation, the Local Plan will be submitted to the Planning Inspectorate for Examination.

LUC

January 2024

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- 33 Ministry of Housing, Communities & Local Government (February 2019) National Planning Policy Framework.
- 34 Note that updates made to Policy SO6.1: Hierarchy of Town Centres in the Pre-Submission Local Plan resulted in a change the classification assigned to centre locations in Cannock Chase. The only change is to update Hawks Green from a district centre to a local centre. This change does not affect the effects reported for the site options in relation to SA objective 14: services and facilities. The related assumptions do not distinguish between district and local centres, with an uncertain minor positive effect reported where a site would provide good access to either type of centre. Chapter 4 and Appendix E which present the summary of SA findings for site options and the individual matrices for the site options reflect the hierarchy as set out in the Retail and Town Centres Study 2021.
- 35 AECOM on behalf of Cannock Chase District Council (2020) Cannock Chase Heritage Impact Assessment.

References

- 36** Ministry of Housing, Communities & Local Government (February 2019) National Planning Policy Framework.
- 37** AECOM on behalf of Cannock Chase District Council (2020) Cannock Chase Heritage Impact Assessment.
- 38** Ministry of Housing, Communities & Local Government (February 2019) National Planning Policy Framework.
- 39** AECOM on behalf of Cannock Chase District Council (2020) Cannock Chase Heritage Impact Assessment.
- 40** Note that updates made to Policy SO6.1: Hierarchy of Town Centres in the Pre-Submission Local Plan resulted in a change the classification assigned to centre locations in Cannock Chase. The only change is to update Hawks Green from a district centre to a local centre. This change does not affect the effects reported for the site options in relation to SA objective 14: services and facilities. The related assumptions do not distinguish between district and local centres, with an uncertain minor positive effect reported where a site would provide good access to either type of centre. Chapter 4 and Appendix E which present the summary of SA findings for site options and the individual matrices for the site options reflect the hierarchy as set out in the Retail and Town Centres Study 2021.
- 41** AECOM on behalf of Cannock Chase District Council (2020) Cannock Chase Heritage Impact Assessment.
- 42** Please note that site R144a/RE16 (Land at Wellington Drive) was appraised as site R144/RE16 in previous iterations of the IIA. This site has been renamed R144a/RE16 given that Council has identified site The Fairway Motel, Horsefair for appraisal and this is completely surrounded by site R144/RE16 (Land at Wellington Drive). The Fairway Motel, Horsefair site has been named R144b resulting in a renaming of the Land at Wellington Drive to R144a/RE16.
- 43** Ministry of Housing, Communities & Local Government (2019) National Planning Policy Framework
- 44** Note that updates made to Policy SO6.1: Hierarchy of Town Centres in the Pre-Submission Local Plan resulted in a change the classification

References

assigned to centre locations in Cannock Chase. The only change is to update Hawks Green from a district centre to a local centre. This change does not affect the effects reported for the site options in relation to SA objective 14: services and facilities. The related assumptions do not distinguish between district and local centres, with an uncertain minor positive effect reported where a site would provide good access to either type of centre. Chapter 4 and Appendix E which present the summary of SA findings for site options and the individual matrices for the site options reflect the hierarchy as set out in the Retail and Town Centres Study 2021.

- 45 AECOM on behalf of Cannock Chase District Council (2020) Cannock Chase Heritage Impact Assessment.
- 46 AECOM on behalf of Cannock Chase District Council (2020) Cannock Chase Heritage Impact Assessment.
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- 49 LUC on behalf of Cannock Chase District Council (2024) Cannock Chase Local Plan HRA Report for Reg.19 consultation
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References

Report produced by LUC

Report produced by LUC

Bristol

12th Floor, Colston Tower, Colston Street, Bristol BS1 4XE
0117 929 1997
bristol@landuse.co.uk

Edinburgh

Atholl Exchange, 6 Canning Street, Edinburgh EH3 8EG
0131 202 1616
edinburgh@landuse.co.uk

Glasgow

37 Otago Street, Glasgow G12 8JJ
0141 334 9595
glasgow@landuse.co.uk

London

250 Waterloo Road, London SE1 8RD
020 7383 5784
london@landuse.co.uk

Manchester

6th Floor, 55 King Street, Manchester M2 4LQ
0161 537 5960
manchester@landuse.co.uk

landuse.co.uk

Landscape Design / Strategic Planning & Assessment
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Integrated Impact Assessment of the Cannock Chase Local Plan: Pre-Submission, Appendices - Part 1

Sustainability Appraisal Report incorporating
Health Impact Assessment

Cannock Chase District Council

Final report

Prepared by LUC

February 2024

Version	Status	Prepared	Checked	Approved	Date
1	Reg 19 Draft for client comment	K Moroney M Andrew R Myerscough M Davies S Newman L Haddad S Temple	S Temple J Allen	J Pearson	19.12.2022
2	Draft appraisal of revised Reg. 19 plan	K Moroney R Osbourne M Davies S Temple	K Moroney	J Pearson	30.01.2024
3	Final report	K Moroney	K Moroney	J Pearson	02.02.2024



Land Use Consultants Limited

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Consultation comments received in relation to the March 2021 SA Report for the Preferred Options Local Plan and How they have been addressed in this SA Report

Rep ID No. and respondent - Historic England - E, Boden

Comment

With regard to the IIA: Cannock Chase Local Plan Preferred Options, Sustainability Appraisal Report (incorporating Health Impact Assessment) which accompanies the Reg 18 Plan, Historic England welcomes the inclusions of a specific indicator for the historic environment (SA17) and considers this essential for the SA process.

Furthermore, we are pleased to see that during the course of plan preparation SA objective 17 was updated to reflect a consultation comment received from Historic England and to better conform to the guidance of the NPPF.

Historic England also notes that the appraisal of SA objective 17 for all sites at this stage of the Local Plan process has been informed by the Cannock Chase HIA, September 2020, commissioned by the Council, and that the effects recorded through this assessment have been drawn upon for each site option to inform the effects presented in the SA in relation to SA objective 17. In this regard, we are pleased to see that previous advice from Historic England has been followed.

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We also note the inclusion of the consideration of the historic environment in Table 3.1. We note and welcome the acknowledgement that the new Local Plan offers the opportunity to update and develop the overarching policy on the historic environment within the adopted Local Plan, as well as offering opportunities to incorporate mitigation into site specific policies where appropriate. We also welcome that possible opportunities to deliver heritage-based regeneration are highlighted, such as those linked to canal networks and former collieries. However, we consider that this aspect could be developed further in several Local Plan policies; particularly policies SO1.1, SO1.2, SO4.3, SO6.5, SO6.6 and also through development guidelines for the relevant site allocations as they emerge. With regard to the canal network in particular, the Sustainability Appraisal offers opportunities to highlight synergies between the natural and historic environment and we recommend that these should also be developed through Local Plan policies.

We note that all sites have been assessed in the SA on the assumption that no mitigation measures are in place at this stage. This inevitably will give a "worst-case scenario" of effects. However, it is clear from the Council's HIA what for some sites mitigation of harm and maximisation of enhancements in relation to the historic environment are recommended and once these are encompassed into site specific policy requirements at the next stage of the Local Plan, the outcomes of some site assessments may change in the next iteration of the SA and we will comment further at that stage.

With regard to the assessment of effects of allocations on SA objective 17 Historic England have the following comments:

- Sites scoring --? (**uncertain/likely significant negative effects**) - Historic England notes that proposed allocation M9 has no heritage assets on, or near to the site and was not assessed in the Council's HIA. Explanation of why this has been scored with --? would therefore be welcomed.
- Sites scoring -? (**uncertain/minor negative effects**) - Historic England notes that some sites that have been assessed as having uncertain/minor negative effects on heritage assets where we consider there may be the

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potential for significant effects and would recommend further consideration of sites H36/H40/H45/H50/M5 and M10.

- Sites scoring 0? (**uncertain/negligible/no effects**) - Historic England notes that some sites that have been assessed as having uncertain/negligible/no effects on heritage assets where we consider there may be the potential for minor effects and would recommend further consideration of sites H37/H48/H49/H51/H52/H53/M4/M8 and E6.

However, it is accepted that the effects of new development on this historic environment will be dependent, in part, upon their specific layout and design, and also on any mitigation and enhancement, which is an unknown at this stage in the Plan process.

Response/Action taken

All site allocations have been appraised in the IIA Report for the Pre-Submission Local Plan taking into account the site specific policies that allocate them and the requirements for mitigation and improvement set out. Responses to the individual points the consultee has set out are provided below. All effects recorded in relation to SA objective 17: historic environment reflect the findings of the heritage impact assessment work commissioned by the Council and undertaken by AECOM.

- The heritage impact assessment work identified that site M9 (SHLAA/ELAA ref C129) contributes to the non-designated heritage assets 1 Market Street and 3-7 (odd) Market Street both of which fall within the site. This is reflected in the uncertain significant negative effect recorded for the site in relation to SA objective 17: historic environment without considering any mitigation required by the policy in the Local Plan.
- Sites H36 (SHLAA/ELAA ref C509), H40 (SHLAA/ELAA ref C507), H45 (SHLAA/ELAA ref C489), H50 (SHLAA/ELAA ref R25), and M5 (SHLAA/ELAA ref C511 (Part of CE46)) were all identified as being relatively close to a heritage assets. The heritage impact assessment work sets out that these sites make no contribution, low contribution or neutral

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contribution to the significance of the assets in question. While the consultee states that the IIA report included an uncertain minor negative effect in relation to SA objective 17: historic environment for site M10 (SHLAA/ELAA ref C527/CE74), this is not correct. The report actually included an uncertain negligible effect. This site was screened out of the heritage impact assessment work and therefore is not expected to adversely affect any designated or non-designated heritage assets.

- Sites H37 (SHLAA/ELAA ref C510), H48 (SHLAA/ELAA ref R9), H49 (SHLAA/ELAA ref R18), H51 (SHLAA/ELAA ref R208), H52 (SHLAA/ELAA ref R22), H53 (SHLAA/ELAA ref R189), M4 (SHLAA/ELAA ref C508), M8 (SHLAA/ELAA ref RE20) and E6 (SHLAA/ELAA ref RE29) were all screened out of the heritage impact assessment work and therefore are not expected to have adverse impacts on designated or non-designated heritage assets. Uncertain negligible effects have been recorded for these sites in relation to SA objective 17: historic environment for this reason.

Rep ID No. and respondent - LPPOSA002 Canal & River Trust - H, Smith

Comment

We wish to raise the following comments in respect of the above consultation:

Largely agree with the conclusions of the Habitat Regulations Assessment Report.

We do wish to comment that the document lacks recognition that the Chasewater Reservoir SSSI is integral to the water supply of the Cannock Extension Canal SAC. Where new development would be hydrologically connected to the water supply catchment for Chasewater reservoir this should be included in the Habitat Regulations Assessment Report. Should this not be

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included, there is a risk that new developments in the water supply catchment for Chasewater reservoir could be detrimental to the integrity of the Cannock Extension Canal SAC.

Response/Action taken

The HRA report notes at paragraph 4.23 the following in relation to the Chasewater Reservoir SSSI :

Water is ... abstracted from Chasewater Reservoir, which feeds into Cannock Extension Canal SAC; however, this is used to maintain water levels in the canals, rather than for drinking water. Levels in Chasewater Reservoir are therefore not linked to population increases within the district and will not be affected by the Local Plan.

Rep ID No. and respondent - LPPOSA003 K, Dixon

Comment

On p.712, the document refers to the Strategic Access Management and Monitoring (SAMM) measures, which I take it means what the County Council approved in February 2021 amid much controversy.

The consultants may be unaware of how controversial the SAMM are. In any case, they seem to be taking them as a given. This is buried on p.712 of the 733pp document, and so may not have been spotted by many people, including elected councillors. My comments are that the SAMM measures are flawed. Links between the supposed purposes of the SAMM (i.e. protecting Cannock Chase SAC and the AONB more generally for future generations) and most of

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the detailed measures range from tenuous to fantasy and mere image management and making it look as if something is being done. I have set out in table 1 a complete set of criticisms of the SAMM measures in the form of myths used to promote the measures by the County Council, AONB Joint Committee and SAC Joint Board. I should like to add the following as where things should go from here in relation to the SAMM.

An alternative policy for Cannock Chase Forest: Basic Principles:

To conserve, even enhance and expand, the Cannock Chase forest and the communities around it as comprising a designated AONB and an area with thriving cultural, social, economic and political facets.

To encourage the notion that residents of the communities around Cannock Chase have a trustee responsibility for the Chase and for the ideas in Basic Principle 1; that trustee responsibility should be reflected in continuing consultation on issues affecting the Chase effected by public bodies with legal, administrative responsibilities for the Chase.

Specific responses to the measures adopted by Staffordshire County Council under the guise of *Protecting Cannock Chase Special Area of Conservation for Future Generations*

Implementation of the measures to be halted pending a review during May to August 2021 of their contents and omissions, how they were arrived at and how they have been officially enunciated. If, in the unlikely event the further two phases of the existing measures do proceed following this review, the consultations should be far more comprehensive and effective as public consultations, sailing into the winds of likely controversy. The decisions made

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following these consultations should explain how they derive from the findings of the consultations.

A change in the SCC communications strategy so as to provide clear and truthful information to residents of the communities around Cannock Chase and the public generally, so building up the trust and rapport needed to put Principle 2 into effect. Part of this strategy will be to reduce the need for FOI requests, any such requests not only to be responded to quickly and without appearance of obstruction but also to prompt changes in reporting to make further requests of a similar nature unnecessary.

Chase Road to remain open to give access to adjacent for pedestrians, horses, cyclists, other persons and vehicles to which it is suited, and to be physically maintained, but significant through traffic will be discouraged with extant features (e.g. chicanes, speed bumps).

Effective public consultation to be carried out for a period of at least 3months, commencing as soon as possible after the aforementioned review, assuming the review finds the 2019 consultation or subsequent actions defective. The consultation shall include but not be limited to opinions and ideas of residents of the communities around the entire Cannock Chase forest and groups of wider users/visitors on

- a. how car parking provision and public transport access around the Chase should be reorganised, if at all. The primary considerations in such reorganisation shall be as follows. To disperse visitors such that the areas identified already as overused are subject to less use. To ensure large areas of Cannock Chase AONB are not off limits to those with mobility issues, the elderly or young families.
- b. How revenue should be raised to fund conservation, enhancement and expansion of Cannock Chase. This would subsume the charging of visitors to use car parks included in the measures.

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- c. How any of this revenue raising should not erect economic barrier which prevent or deny access to low income families and households, or vulnerable people/
- d. How so called Section 106 revenue (an amount said to be order of £7.8million) should be spent, and not be spent, in keeping with Principle 1.
- e. The role of a dedicated and resources County Ranger Service in pursuing Principle 1. f. How principle 2 will be put into affect.

Response/Action taken

The consultee criticises the SAMM for the Cannock Chase SAC, the preparation and implemntation of which is not within the scope of IIA work. The consultee has provided a detailed alternative relating to the Cannock Chase forest. The Local Plan does not include a policy relating to Cannock Chase forest and therefore there is no further action necessary for the IIA. The consultee also includes additional comments on the measures adopted by Staffordshire County Council in relation to the protection of the SAC. This is also not of relevance to the IIA work undertaken for the Cannock Chase Local Plan.

Rep ID No. and respondent - LPPOSA005

Natural England

Comment

We welcome the HRA and note that the assessment has concluded that further information is required. We wish to provide the following advice:

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- The HRA scoping Report 2019 considered Humber Estuary SAC/SPA/RAMSAR in its assessment. Since the options and issues stage in 2019, the preferred policies have progressed and new sites are proposed to be allocated. We advise that the current HRA should reflect back and consider the Humber Estuary in the current HRA.
- 4.13. Ammonia (NH₄) is also a key pollutant from vehicle traffic.
- 4.19. Once traffic data has been gathered and you understand what is the affected road network, we advise that you review the sites that could be affected.
- 4.34. One of the allocated sites is hydrologically connected to Cannock Extension Canal SAC- SH2/ SH2 (part) Land to the East of Wimblebury Road, Heath Hayes. There is a water course to the east of the site and is upstream of and connected to Chasewater and Southern Staffordshire Coalfield Heaths SSSI (unit 13) which is hydrologically linked to Cannock Extension Canal SAC.
- 5.30. Consideration should be given to water quantity impacts on Cannock Extension Canal SAC and water quality impacts on Cannock Chase SAC. Also impacts from surface water should be considered.
- Appendix A- we would advise also looking at European sites conservation objectives: supplementary advice as well as the site improvement plans, as these are more up to date.

Response/Action taken

The most recent iteration of the HRA includes the following approaches:

- Humber Estuary SAC, SPA and Ramsar site has been screened back in, in relation to water quality/quantity.
- Ammonia now referred to as a key pollutant from vehicle traffic.
- We note that analysis of the affected road network will require the screened in sites to be reviewed.

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- SH2 has been screened in in relation to water quality/quantity.
- The HRA screening now considers the potential effects of changes to water quantity at Cannock Extension Canal SAC and water quality at Cannock Chase SAC.
- Appendix A has been updated with information from the conservation objectives supplementary advice.

Rep ID No. and respondent - LPPOSA006 Severn Trent

Comment

We support the themes used within the sustainability appraisal specifically:

- 2) Minimise pollution and protect and enhance air, water and soils;
- 3) Ensure development makes efficient use of previously developed land and buildings;
- 4) Adapt to the impacts of, and minimise factors contributing to, climate change;
- 5) Reduce the risk of flooding.

We would highlight a common theme within the sustainability appraisal around the assumption that Sustainable Urban Drainage systems can somewhat mitigate a new developments impact to existing flood risk or the future impacts from climate change. Whilst this at a basic level is true it is important that the drained hierarchy still be applied. Should SuDS end up disposing surface water into the foul or combined sewerage network via a new connection then there is still an increase on existing flood risk.

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It would have been good to see the appraisal consider the availability of sustainable surface water management options from the drainage hierarchy as part of its scoring.

The appraisal does highlight in several areas that development on greenfield land would increase the area of impermeable surfaces in the District and could therefore increase overall flood risk.

We have no comments to make regarding the equality, health, or habitat assessments.

Response/Action taken

The appraisal of individual site options in relation to flooding has been undertaken considering whether sites are within higher flood risk areas (flood zones 2 and 3). It also reflects the location of sites on greenfield or brownfield land. Where sites are on greenfield land adverse effects have been identified in relation to flood risk given the likely increase in impermeable surfaces. The consideration of the availability of sustainable surface water management options from the drainage hierarchy is considered overly detailed for the strategic level of the IIA appraisal work. Design details such as these are more appropriate for consideration as part of the planning application process.

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Rep ID No. and respondent - LPPOSA008 G & P, Small

Comment

Detailed Harm Assessments - Rugeley Part 2 RU25. We own an acre plot of residential land adjacent No1 Forge Row, Slitting Mill, Rugeley WS15 2UT. We are registered as R39. R39 is down as 41.493 in 2005 as a suggested site. R39 is registered on the SHLAA 2008. R39 is marked as a potential building plot on Local Plan 2017. R39 has been on the government self build register with Cannock Chase Council since 2017. As a fully serviced site with all basic amenities. Mains electric mains water supply coming directly into plot from road. Two off road access into plot one down side of No. 1 Forge Row which is part of R39. Also off road access with dropped curb 16' wide leading into gateway 13' inside plot boundary up to gates 12' wide so as to leave road footpath clear also there is lots of room for off road parking inside plot. R39 is surrounded by well kept established hedges that would obscure any development from view so it would detract from our surroundings.

The plans would be to self-build an eco home on the site in line with the existing cottages which would not impact on our neighbours. The Local Plan RU25 has R39 down on it. We are the only residential land in this parcel along with no1 to 7 Forge Row cottages our land is adjacent to No1. We would therefore ask if we could be removed from Green Belt status to Enable us to self build on R39 a fully serviced site with existing facilities in place, a sustainable eco detached home.

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Response/Action taken

Site R39 has been appraised through the SA as part of the options considered at the Issues and Options stage. A summary of these findings is presented in the appendices of this report.

Rep ID No. and respondent - LPPOSA009 Staffordshire County Council - J, Chadwick

Comment

We welcome the enhancement of the evidence base through the production of the Cannock Chase HIA. This was produced using a robust methodology, working to national standards, and it is particularly noted that, in addition to assessing significance and impact, this also explored each site through the lens of maximising enhancement and the mitigation of harm. Whilst we haven't taken the opportunity to review each of the 69 sites ultimately chosen for assessment in this report, we have reviewed a selection of these which appear to be comprehensive and generally fit for purpose.

The inclusion of the historic environment, including heritage assets and their settings, as a specific SA Objective is welcomed, and the assessment of the likely sustainability effects for the various different site types and the specific site options (Appendix 5) has made use of the enhanced evidence base to provide a detailed assessment against this objective. These assessments are generally supported.

Please also note that the number of scheduled monuments in the district outlined in section 47 (page 2150 is incorrect - the Conduit Head at High Green, Cannock has been removed from the National Heritage List for England.

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Response/Action taken

The IIA Report reflected the findings of the HIA evidence in its appraisal of site options for SA objective 17: historic environment. The baseline evidence for the IIA has been updated (see Appendix C) to reflect the change suggested by the consultee.

Rep ID No. and respondent - LPPOSA010 St Modwen Industrial & Logistics

Comment

RPS note the response to our previous submissions with regards to the SA set out on pages 154-156 of the SA of the Cannock Chase Local Plan: Preferred Options. However, we note that a number of inconsistencies in the assessment of the site which we set out below.

SA Objective 1: RPS note that the score against this objective for the Site has been amended following comments received from the Canal & River Trust (CRT). Ecology Solutions have reviewed the assessment work undertaken and have provided a response addressing the points raised (Appendix B). In summary although the site is located adjacent to the Cannock Extension Canal SSSI the closest proposed built development as the site is located approx. 120m from the SSSI and SAC at its closest point. Land adjacent to the SSSI would be retained as greenspace and indeed opportunities for ecological betterment could be delivered as an enhancement associated with emerging proposals.

It is noted that site NE5: Turf Field, Watling Street is located 200m from the SSSI at its closest point, but has been attributed a score of (-?) under this objective which is inconsistent with the scoring for the Site as (--?). We suggest

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that the scoring for the Site should be amended to (-?) accordingly. CRT also make reference to potential adverse impacts to the towpath associated with the Cannock Extension. Use of footpath would not have the potential to result in any adverse impacts on the SAC/SSSI. Ecology Solutions note that the potential for recreational impacts on this designated site have been scoped out in the Council's own Habitats Regulations Assessment (HRA) work (March 2020) In any event, there is no reason to consider that employment sites would generate any significant increase in use along the towpath.

Through discussions with Officers, RPS understand that there are concerns regarding the potential for airborne and waterborne pollution to have a negative impact on the SAC/SSSI. Further work is being undertaken with regards to these possible issues and will be provided to the Council in due course.

Ecology Solutions have also identified an issue with the methodology adopted for this objective. Subsequent HRA work has only be undertaken on Preferred Options sites. This means that there is no opportunity for other sites, including the Site, to have their true impact acknowledged, with such sites being given an artificially low score as a result. A 'shadow' HRA has been undertaken by Ecology Solutions for the emerging proposals for the Site which concludes that potential impacts on the integrity of any European Sites (including their underpinning SSSI's) would be avoided subject to the adoption of an appropriately designed scheme. As such it can be concluded that potential adverse impacts would be avoided on any biodiversity assets, indicating that emerging proposals would, at worse, attain a neutral score under this objective.

SA Objective 2: RPS are disappointed that our previous comments on this point summaries on pages 154 and 155 of the SA have been discounted [See FIG 3.1 in the document]. [...] there is evidence that air quality issues continue to improve, to the point where a detailed assessment is now to be undertaken which will consider revolving the AQMAs 1 and 2 which cover the A5 corridor running through the District. Furthermore, the only AQMA to experience exceedances of the objective is not located in close proximity of the Site. While no timescales are provided for this detailed assessment, it clearly indicates that as a minimum the potential impacts on air quality of sites in the proximity of

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these particular AQMAs which are showing compliance with the objective should not be scored as negatively in the SA as sites in the proximity of the AQMA.

RPS note that the 2020 Air Quality Annual Status Report identifies the preparation of this detailed assessment as a key priority for 2021/21 and so trust that the findings of it will be available to inform the next stages of preparation of the Plan. RPS note that air quality issues in Walsall, which lies to the south of the Site, have also improved in recent years. RPS also note that traditional working patterns have been disrupted by the Covid-19 pandemic with people working from home where their job allows them to. Many prominent businesses are suggesting that post pandemic home working will continue to be at least an element of the working arrangements and it is expected that the number of commuters will reduce. Should this occur it is expected that air quality issues arising from motor vehicles will similarly reduce.

Response/Action taken

The appraisal of the site in question (CE20) and all other site options has been undertaken in line with the site appraisal assumptions included in Appendix D. This has allowed for all sites to be appraised consistently on an equal footing. It is not considered appropriate to reflect the findings of more detailed site assessment work highlighted by the consultee in the appraisal of site options given that this level of assessment is not available for all site options and therefore inconsistency would be introduced.

In relation to SA objective 1 : biodiversity and geodiversity all sites that are within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites are expected to have a significant negative effect. In relation to SA objective 2 : pollution sites that are within or directly connect to an AQMA are expected to have a significant negative effect. Therefore, the significant negative effects the consultee has queried for site CE20 remain applicable. Site CE20 is located within 250m of Cannock Extension Canal SAC and SSSI and access to the site would be via Watling Street (A5) which at

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which an AQMA remains in place. The appraisal of site NE5 in relation to SA objective 1 : biodiversity and geodiversity has been updated to significant negative to reflect its close proximity to the Cannock Extension Canal SAC and SSSI.

Consultation comments received in relation to the March 2019 SA Report for the Issues and Options Local Plan and

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How they have been addressed in this SA Report

How they have been addressed in this SA Report

Overall/General Comments

Rep ID No. and respondent – SASc1 Canal & River Trust

Comment

NE6: Jubilee Field, Lime Lane/Watling Street, Norton Canes

This site is adjacent to the Cannock Extension Canal, which is registered as a SSSI. The Classification is, in part, due to the canal providing a habitat for Floating Water Plantain.

SA Objective 1: We recognise and welcome the recognition that the site scores a double negative under part 1 of the SA objectives (page 533). This should help ensure that adverse impacts from the development on the SSSI are taken into account and can be fully assessed as part of the overall Local Plan

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assessment when determining which sites to bring forward, and what policies may apply to future site allocations.

SA Objective 6: Due to the proximity of the site to the Cannock Extension Canal, we believe that the SA score should take into account the impact on the canal corridor, which forms part of the Strategic Green Infrastructure within the borough. The Green Infrastructure network associated with the canal forms a key part of the character and appearance of the Districts' landscape and townscape, and could be significantly impacted by the proposed development.

SA Objective 13: The site is in proximity to the towpath of the Cannock Extension Canal, which would provide a key green link and access to open space for future employees of the site. Development of this site could, however, result in potential harm to the quality of this resource, contrary to the aims of the SA objective.

There are risks that development of this site could result in additional demands on the use of the towpath (which lies alongside the site), which would result in greater erosion and liabilities for the owners and operators of this infrastructure. The Trust currently maintains our towpaths to a 'steady state' based on present use, which is presently relatively low. The towpath, is unpaved, and is liable to suffer from significant harm if user numbers increase substantially. The Canal is also a SSSI, which could be harmed by the additional use of the canal corridor, such as through the deposition of litter from users.

We believe that these risks should be fully included in the assessment of the SA score. This is essential to ensure that the risks are taken into account in both determining whether to allocate the site, and determining what mitigation measures may need to be included within any future policy.

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Due to the identified risks to the existing green link and SSSI, we believe that the double positive SA score may require reassessment.

CE19: Site between A5 and M6 Toll

We note that the proposed site boundary of CE19 includes land identified as forming part of the potential Hatherton Canal restoration route, promoted by the Lichfield & Hatherton Canals Restoration Trust (LHCRT). Unless development on site is adequately designed to mitigate against any adverse impact to the route, the allocation could threaten any future canal re-installment in this location.

The LHCRT is working to reinstate the Hatherton Canal which, in combination with existing waterways, could promote leisure and tourism use of the local canal network with resulting benefits to the wider area. It would likely provide a future walking and cycling route for the community to utilise upon the new towpath.

The Canal & River Trust recognises the importance of waterway restoration projects and the broad range of economic, environmental, health and social impacts that they can bring. [...] We therefore support the aspirations of the LHCRT.

We believe that SA Objective 13 should specifically refer to the safeguarded route, and should assess the potential impact on the provision of future infrastructure. There are risks that development on site could hamper future efforts to extend and enhance the leisure and recreational infrastructure that the canal restoration would bring to the community. We therefore request that, if this site is brought forward for allocation, site-specific policies should be

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incorporated to ensure that future development sets aside land appropriately to facilitate the canal restoration.

CE20: Watling Street Business Park

Although the justification under SA Objective 13 suggests that the site is 125m to the East of the Cannock Extension Canal, the boundary shown in the document in Map 4.2 shows that the western boundary of this proposed site would lie adjacent to the Cannock Extension Canal [...]. We therefore advise that it should be amended to take account of the potential impact of development on the waterway, which could have a significant impact on the overall SA score.

SA Objective 1: The site is adjacent to the Cannock Extension Canal SSSI, which is a habitat for Floating Water Plantain, a protected species. We believe that the assessment and SA score should be amended to fully reflect the potential impact of development upon the SSSI. This would help ensure that adverse impacts from the development on the SSSI are taken into account and can be fully assessed as part of the overall Local Plan assessment when determining which sites to bring forward, and what policies may apply to future site allocations.

We note that site NE6 has an SA score of double negative, which we believe may also apply to this site once the SSSI is taken into account.

SA Objective 6: [...], we believe that the SA score should take into account the impact on the canal corridor, which forms part of the Strategic Green Infrastructure within the borough. [...]

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SA Objective 13: The site is in proximity to the towpath of the Cannock Extension Canal, [...]. Development of this site could, however, result in potential harm to the quality of this resource, contrary to the aims of the SA objective.

There are risks that development of this site could result in additional demands on the use of the towpath (which lies alongside the site), which would result in greater erosion and liabilities for the owners and operations of this infrastructure. [...]. The towpath is unpaved, and is liable to suffer from significant harm if user numbers increase substantially. [...].

We believe that these risks should be fully included in the assessment of the SA score. This is essential to ensure that risks are taken into account in both determining whether to allocate the site, and determining what mitigation measures may need included within any future policy associated with a future allocation.

Due to the identified risks to the existing green link and SSSI, we believe that the double positive SA score may require reassessment.

NE11: Former Grove Colliery, Little Wyrley & NE8/N57 Wyrley Grove, Lime Lane, Little Wylrey

The above sites are in proximity to the Cannock Extension Canal, which is registered as SSSI. [...].

SA Objective 1: We recognise and welcome the recognition that the site scores a double negative under part 1 of the SA Objectives (pages 582 and 579). This should help ensure that adverse impacts from the development on the SSSI are taken into account and can be fully assessed as part of the overall Local Plan

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assessment when determining which sites to bring forward, and what policies may apply to future site allocations.

SA Objective 13: The site is in proximity to the towpath of the Cannock Extension Canal, [...]. Development of this site could, however, result in potential harm to the quality of this resource (through damage caused by additional use), which could harm existing access, contrary to the aims of the SA objective.

We believe that these risks (e.g. erosion of footpaths) should be fully included in the assessment of the SA score. This is essential to ensure that the risks are taken into account in both determining whether to allocate the site, and determining what mitigation measures may need to be included within any future policy associated with a future allocation.

Due to the risk of the existing green link and SSSI, the double positive SA score may require reassessment.

R18: Land at The Mossley, off Armitage Road, Rugeley

The site is located adjacent to the Trent & Mersey Canal. The sole access to the site would likely be via The Mossley, which is accessed via a bridge over the Canal. Although not listed, the bridge itself is of heritage value, and we believe constitutes a non-designated heritage asset.

SA Objective 4: We agree that the effects of new housing development on the SA objective will depend, to a large extent, on the design of housing. We wish to highlight that the location of the site next to the canal offers an opportunity for the utilisation of our water for low-carbon energy production. [...]. We consider

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that heating and cooling schemes can be delivered without any adverse impact on biodiversity.

As a result, we would welcome reference to the potential opportunity as part of the assessment and any policy wording with respect to a future site allocation. This would help make the Local Plan more effective, as it would help ensure that decision makers are aware of this opportunity which is specific to sites in proximity to the District's waterways.

SA Objective 6: [...], we believe that the SA score should take into account the impact on the canal corridor, which forms part of the Strategic Green Infrastructure within the borough. [...].

It is essential that future development positively addresses the waterside space, so as to ensure that the community can utilise this asset positively.

SA Objective 11: The canal offers a key walking and cycling route, which could be impacted by development on this site. We believe that future development should positively address the waterfront to provide passive surveillance, which would help to reduce any fear of crime along our network.

SA Objective 13: The site is in proximity to the towpath of the Trent & Mersey Canal,[...]. Development of this site could, however, result in potential harm to the quality of this resource (through damage caused by additional use), which could harm existing access, contrary to the aims of the SA objective.

As a result, we believe that these risks (e.g. litter, damage to towpath structures) should be fully included in the assessment of the SA score. This is essential to ensure that the risks are taken into account in both determining whether to allocate the site, and determining what mitigation measures may need to be included within any future policy associated with a future allocation.

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SA Objective 17: We are concerned that the sole vehicular access to the site could be via the canal bridge upon The Mossley. This bridge is of heritage value, and is limited to a single carriageway width. There is a significant risk that additional traffic brought by the development could result in vehicular collisions and parapet strikes upon the bridge, which would cause damage to the heritage asset. This is pertinent in this location due to the proximity of the bridge to Armitage Road, the narrow width of carriageway upon the structure, and the absence of any pavement for pedestrian use.

We believe that an alternative access may be required in order to ensure that the bridge is not inadvertently damaged by the extra use that development on this site could bring. The formation of a new access road from Wheelhouse Lane to the south or from the Industrial Estate to the north may be required and could offer a solution.

We advise that the SA score should take account of these risks to this bridge.

TBP: Towers Business Park Employment Area (includes the sites RE2(a) and RE4)

The site is bordered by the Trent & Mersey canal along its south-western curtilage boundary. Development here could have a significant impact upon the canal corridor, and we believe that the SA Assessment should aim to take account of any potential adverse impact to ensure that any impact can be effectively mitigated against should this site be brought forward.

SA Objective 4: We agree that the effects of new development on the SA objective will depend, to a large extent, on the design of any scheme that comes forward. We wish to highlight that the location of the site next to the

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canal offers an opportunity for the utilisation of our water for low-carbon energy. [...].

SA Objective 6: Due to the proximity of the site to the Trent & Mersey Canal, we believe that the SA score should take into account the impact on the canal corridor which forms part of the Strategic Green Infrastructure within the borough, the Green Infrastructure network associated with the canal forms a key part of the character and appearance of the Districts' landscape and townscape, and could be significantly impacted by the proposed development.

It is essential that future development positively addresses the waterside space, so as to ensure that the community can utilise this asset positively.

SA Objective 8: the canal towpath lies next to the site, and provides an uninterrupted, traffic-free route between the employment site and community in Rugeley and Brereton. We believe that account of this should be included in this justification. We believe that mitigation measures, such as additional signage, may be required in order to maximise the benefits of our network and to minimise any potential harm that could be caused by additional use of the canal towpath.

SA Objective 11: The canal offers a key walking and cycling route, which could be impacted by development on this site. We believe that future development should positively address the waterfront to provide passive surveillance, which would help to reduce any fear of crime along our network.

SA Objective 13: The site is in proximity to the towpath of the Trent & Mersey,[...]. Development of this site could, however, result in potential harm to the quality of this resource (through damage caused by additional use, which could harm existing access, contrary to the aims of the SA Objective.

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As a result, we believe that these risks (e.g. litter, damage to towpath structures) should be fully included in the assessment of the SA score. This is essential to ensure that the risks are taken into account in both determining whether to allocate the site, and determining what mitigation measures may need included within any future policy associated with a future allocation.

Response/Action taken

The appraisal of all sites has been undertaken in line with the SA assumptions presented in Appendix D of the previous iteration of the SA Report and in Appendix D of this SA Report. This has ensured a consistent approach to the appraisal work. The following points are highlighted in relation to the individual sites the consultee has referenced:

- NE6: Jubilee Field, Lime Lane/Watling Street, Norton Canes - The comments in relation to SA objective 1 are noted. SA objective 6 has been considered with reference to the Landscape Character Assessment for Cannock Chase District. It is considered that this approach is proportionate to the strategic scale of SA. The SA recognises the close proximity of the site to the towpath at the Cannock Extension Canal which comprises part of the green link referred to in the appraisal for SA objective 13. In line with the appraisal of all other sites the site has been recorded as having a significant positive effect in relation to this SA objective considering the potential for site users to make use of this recreational asset. Potential effects on the Cannock Extension Canal SSSI and SAC are considered through SA objective 1: biodiversity and geodiversity. A significant negative effect (--) has been recorded for the site in relation to that SA objective.
- CE19: Site between A5 and M6 Toll – The appraisal of all sites (including site CE19) is based on the current uses of the site and not on any potential future uses of the site, including the projected route for the Hatherton Canal. Policy to support the restoration of the Hatherton Canal has been

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appraised against the SA objectives the SA framework (Table 2.2 in the previous iteration of the SA Report and in this SA Report). Option D considered in relation to Social Inclusion and Healthy Living Policy Options in the Local Plan would include the creation separate policy for the Hatherton Branch canal restoration and would seek to safeguard the canal route. This option is noted to perform positively against a number of the SA objectives including SA objective 1: biodiversity, SA objective 6 historic environment, SA objective 12: health and wellbeing and SA objective 13: leisure and recreation. Policy SO5.5: Hatherton Canal Restoration Corridor has been recorded as performing positively against these SA objectives also.

- CE20: Watling Street Business Park – It is recognised that the appraisal of site CE20 against SA objective 1 did not acknowledge the close proximity of the Cannock Extension Canal SAC and SSSI. As such, the appraisal of the site has been updated to reflect a potential significant negative effect on these biodiversity designations and the effect has been updated in Appendix E of this SA Report. As described above, the likely effects of sites on SA objective 6 have been considered with reference to the Landscape Character Assessment for Cannock Chase District. It is considered that this approach is proportionate to the strategic scale of SA. Furthermore, the SA recognises the close proximity of the site to the towpath at the Cannock Extension Canal which comprises part of the green link referred to in the appraisal for SA objective 13. In line with the appraisal of all other sites, the site has been recorded as having a significant positive effect in relation to this SA objective considering the potential for site users to make use of this recreational asset. While the distance of 125m to the green link within the Cannock Extension Canal which is noted in the consultee’s response is incorrect, it still falls within the threshold to assign a significant positive effect (as per the assumptions set out in Appendix D).

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- NE11: Former Grove Colliery, Little Wyrley & NE8/N57 Wyrley Grove, Lime Lane, Little Wylrey – The comments in relation to SA objective 1 are noted. The SA recognises the close proximity of the site to the towpath at the Cannock Extension Canal which comprises part of the green link referred to in the appraisal for SA objective 13. In line with the appraisal of all other sites the site has been recorded as having a significant positive effect in relation to this SA objective considering the potential for site users to make use of this recreational asset. Potential impacts on the Cannock Extension Canal SSSI and SAC are identified in the appraisal of the site against SA objective 1: biodiversity and geodiversity. A significant negative effect (--) has been recorded for the site in relation to that SA objective.

- R18: Land at The Mossley, off Armitage Road, Rugeley – The opportunity for the utilisation of the water source by the site for low-carbon energy production is noted. The likely effects of the site on all SA objectives including SA objective 4 have been based on the SA assumptions in Appendix D of the previous iteration of the SA Report and Appendix D of this SA Report. As such, a negligible effect has been recorded given that effects relating to the incorporation of renewable energy features will mainly be influenced by the design of new development. The drafting of policy wording for the Local Plan is informed by evidence which is not limited to the SA Report alone. The policy options considered for the Issues and Options Local Plan included those relating to meeting Objective 8 of the Local Plan: Support a greener future. The options to achieve this objective included updating the current Local Plan (Part 1) Policy CP16 to include reference to potential role of the canal network in contributing to low carbon technologies. The Council have now included Policy SO8.1: Low and zero carbon energy and heat production to achieve Objective 8: Support a greener future which does not directly reference the canal network's role in contributing to low carbon technologies. The likely effects of sites on SA objective 6 have been considered with reference to

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the Landscape Character Assessment for Cannock Chase District. It is considered that this approach is proportionate to the strategic scale of SA. The appraisal of sites against SA objective 11: crime does not consider the potential design of any new development at the site, as this is unknown at present. As such it is not appropriate to identify the potential positive effects suggested by the consultee at this stage. It may be that requirements as part of allocation of the site include a design which would address the issue of fear of crime. The sites considered at the Issues and Options stage were options for allocation without any level of detail relating to development requirements for individual sites. The SA recognises the close proximity of the site to the towpath at the Trent and Mersey Canal which comprises part of the green link referred to in the appraisal for SA objective 13. In line with the assumptions used in the appraisal of all sites, the site has been recorded as having a likely significant positive effect in relation to this SA objective considering the potential for site users to make use of this recreational asset. A minor negative effect is recorded in combination with that significant positive effect however, as the area of the canal green link which falls within the site may be adversely affected by new development. While it is accepted that potential harm may result to the quality of the towpath as a result of increased use if development of the site was to occur, a similar adverse impact could result at other elements of the transport network in the area for similar reasons. It is considered appropriate to identify positive impacts in relation to the potential for residents to benefit from a high level of access to this asset. In the previous iteration of the SA Report the site was noted to have potential for significant negative effects on the historic environment (SA objective 17) because the site lies adjacent to the Trent and Mersey Canal Conservation Area which contains the Grade II Listed Buildings Bridge Number 64 and the Viaduct over the Trent and Mersey Canal. However, the score was incorrectly recorded as a potential but uncertain minor negative effect (-?). This iteration of the SA Report presents findings for SA objective 17 based on the Council's commissioned heritage impact

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assessment work (see Appendix E for the updated detailed appraisal matrix for this site). This work screened the site out from requiring further assessment and therefore negligible effects have been recorded in relation to the historic environment. Issues relating to access to the site have not been taken into account as this is considered to be a planning matter and not within the scope of the SA.

- TBP: Towers Business Park Employment Area (includes the sites RE2(a) and RE4) – considering the close proximity of some of the land within site TBP to site R18 the responses given above in relation to the consultee's comments regarding SA objectives 4, 6 and 13 apply to both sites. In relation to SA objective 8, the appraisal work takes into consideration the potential for new users of the site to make use of the existing travel network, as mapped by the Council. This includes the cycle route to the north of the site, but not the canal towpath. The canal towpath is not currently mapped as a PRow, bridleway, byway or cycle path. The towpath has been mapped as a green link which forms part of the green space network in Cannock Chase and therefore has been considered in relation to SA objective 13. SA objective 13 recognises the potential for a high number of people to have access to the green link but that some of the green link land falls within the site boundaries meaning that some access may be lost. Therefore, a mixed (significant positive and uncertain minor negative) effect has been identified. SA objective 8 does not consider the potential for adverse impacts in terms of additional users. While it is accepted that potential harm may result to the quality of the towpath as a result of increased use if development of the site was to occur, a similar adverse impact could result at other elements of the transport network in the area for similar reasons. It is considered appropriate to identify positive impacts in relation to the potential for residents to benefit from a high level of access to this asset. The appraisal of sites against SA objective 11: crime does not consider the potential design of any new development at the site, as this is unknown at present.

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Rep ID No. and respondent – SASc2 Richborough Estates (Brownhills Rd)

Comment

There are a number of inaccuracies relating to the site off Brownhills Road, Norton Canes which will have impacted upon current scoring. These are as follows.

It is noted at this stage all assessment is undertaken assuming no mitigation. It is essential that mitigation is factored in, utilising the information submitted as part of these representations plus commitments to providing further technical evidence to ensure that the site is considered fairly and accurately.

Objective 1: [...], a double negative/uncertain score is given, however this fails to take into account mitigation that could be provided on site, including the provision of open space to complement provision delivered as part of the adjacent Chasewater Grange development that will assist in internalising recreational pressures.

Objective 2: [...] SA concludes a significant negative effect. Whilst it is acknowledged that the site is located close to an AQMA these give rise to issues which can be mitigated for to ensure that no negative impact results.

Objective 5: [...] a minor negative effect is concluded, however mitigation would be incorporated which would result in an improvement to this score.

Objective 9: the strong positive score is wholly supported as the site will deliver a range of homes to serve a range of needs.

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Objective 17: it is recognised that the site lies within the CHECZ-19 historic environment zone, however the site is the only element of this zone that lies to the north of the M6 Toll which now severs this zone. It should be noted that many of the important assets identified are remote from Richborough Estates' site with no inter-visibility between the site and identified features including Wyrley Common and those to the south of the A5 Watling Street.

Response/Action taken

As stated in this SA Report and in the previous iteration, the appraisal work for sites with planning consent notes that mitigation measures have been incorporated to ensure development is acceptable in planning terms; however the SA assessment reflects the baseline situation assuming no mitigation. The effects contested by the consultee in relation to SA objective 1 and SA objective 2 are considered to remain valid. This approach has been taken to ensure a consistent approach to the appraisal of all sites. It is unlikely that similar levels of detail would be available for all sites about the proposals for those sites, which could lead to inconsistencies in the SA work.

The appraisal work presented in the previous iteration of the SA Report was undertaken at a strategic level. In relation to SA objective 17, relevant historic environment studies were used to inform the appraisal work. It has not been possible to undertake site visits to inform the SA Report to assess the potential for inter-visibility between the site and surrounding heritage assets. This approach is considered proportionate to the strategic scale of the SA and the number of site options considered. The approach taken allowed for a consistent approach across all sites appraised. The appraisal work presented in this SA Report for all sites in relation to SA objective 17 has been updated to be informed by additional heritage impact assessment work now commissioned by the Council. This is in line with recommendations from Historic England. Please see Appendix E and Appendix F for the appraisal matrices for the

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options and preferred site allocation considered at the Preferred Options stage and at the Issues and Options stage.

Rep ID No. and respondent – SASc3 Richborough Estates (S of Cannock Rd)

Comment

There are a number of inaccuracies relating to the site at Land South of Cannock Road, Heath Hayes which will have impacted upon current scoring. These are as follows.

Firstly map 4.1.2 does not reflect the accurate site boundary. The map attached at Appendix A should be used.

Sites C116 (a) and C116 (b) have been scored independently of one another, when in fact the two sites (with accurately redrawn boundaries) must be considered as a whole as C116 (a) will contain the built development and C116 (b) will provide the country park and establish the new permanent Green Belt boundaries as this part of the site will remain as Green Belt. Please see the attached vision document including masterplans for further information. To score the two sites separately is misleading and will skew the scoring in a way which is incorrect and misrepresentative.

It is noted at this stage all assessment is undertaken assuming no mitigation. It is essential that mitigation is factored in, utilising the information submitted as part of these representations plus commitments to providing further technical evidence to ensure that the site (with boundaries corrected) is considered fairly and accurately.

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Objective 1: [...] an uncertain minor negative score is given, however with mitigation impacts upon the Cannock Chase SAC [...] as set out elsewhere in these representations this should result in a significant positive score for a combined site.

Objective 2[...] the SA concludes an uncertain significant negative effect. Whilst it is acknowledged that the site is agricultural (albeit not the best and most versatile agricultural land) and located close to an AQMA these are all issues which can be mitigated for to ensure that no negative impact results.

[...] (Objective 3) a significant negative effect has been concluded. For (incorrectly drawn) site C116a it is stated that there is an expectation that the site would provide 700-937 homes, and for (incorrectly drawn) site C116 (b), 784 homes are sited. The SA states 'there is little opportunity to re-use any materials any materials that already exist on site and will likely lead to the vast loss of greenfield land.'

This statement and assessment is vehemently disputed by Richborough Estates. That as a whole, the site is being promoted for around 700 homes, not the 1700 implied by the assessment. The statement 'vast loss' is emotive rather than objective and wholly misleading, taking absolutely no account of the inclusion of the country park and significant level of green infrastructure. These are essential elements of the proposals and illustrate the reasons the site need to be assessed as a whole, utilising accurate information.

Objective 5 [...] a minor negative effect is concluded, however mitigation would be incorporated which would result in an improvement to this score.

Objective 9, the strong positive scoring is wholly supported as the site will deliver a range of homes to serve a range of needs. However the assessment states that there may be potential for gypsy and traveller provision as part of the

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development. Richborough Estates would wish to confirm that this does not form part of the site proposals. [...].

Response/Action taken

Sites C116 (a) and C116 (b) have been appraised in line with the boundaries set out by the Council. This means that the appraisal work in the previous iteration of the SA Report considered two separate sites (i.e. C116 (a) and C116 (b)) with the boundaries shown in Map 4.1.2 of that document. This SA Report has appraised the combined site option C116(a) and C116(b) for mixed use development (see Chapter 4 and the detailed matrices in Appendix E).

As stated in both the previous iteration and this iteration of the SA Report (see Appendices 4 to 9 in the SA for the Issues and Options and Appendices 5 and 6 of this report for the findings for the site options) the appraisal work for sites with planning consent notes that mitigation measures have been incorporated to ensure development is acceptable in planning terms; however the SA assessment reflects the baseline situation assuming no mitigation. This approach has been taken to ensure a consistent approach to the appraisal of all sites. It is unlikely that similar levels of detail would be available for all sites about the proposals for those sites, which could lead to inconsistencies in the SA work.

Both sites C116 (a) and C116 (b) were considered for residential allocation only by the Council at the Issues and Options stage. The proposed housing numbers were 700-937 and 784 dwellings for C116 (a) and C116 (b) respectively.

The different approach suggested by the consultee in terms of the sites' boundaries, total number of homes and consideration of onsite mitigation as

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part of the appraisal work accounts for the issues the consultee has raised.

This SA Report has considered these sites (combined site option C116(a) and C116(b) for mixed use development) in Chapter 4 and Appendix E. In line with information provided by the Council the capacity for the combined site is 700 homes. In relation to the inclusion of the term 'vast loss' in the previous iteration of the SA Report it is agreed that the language used should be more objective. The appraisal presented in this SA Report reflects this point. The consultee's point regarding Gypsy and Traveller provision within the site is noted.

Rep ID No. and respondent – SASc4 Environment Agency

Comment

We have reviewed the SA scoping report submitted in support of this consultation and have no observations to make at present.

Response/Action taken

Comment noted – no further action needed.

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Rep ID No. and respondent –SASc5 Highways England

Comment

In relation to an earlier draft of the Sustainability Appraisal, Highways England set out the following:

“It is noted that Appendix 1 of the document provides a table of all the plans policies and programmes relevant to the preparation of the Cannock Chase Local Plan and the SA. It is important to recognise that Circular 02/12 ‘The SRN and the delivery of Sustainable Development’ is highly materials, [...]. It also includes guidance on when new accesses to the SRN will be acceptable, the implications of traffic growth for plan making and policies for specific activities, including roadside facilities. Given the relevance of these policies to development plan decisions, [...] is a key document which should be referenced.”

It is noted that the May 2019 version of the Sustainability Appraisal takes into account the previous comment made by Highways England. This is welcomed. [...].

Response/Action taken

Comment noted – no further action needed.

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Rep ID No. and respondent – SASc6 Historic England

Comment

We support the inclusion of a specific objective for cultural heritage and in this case an objective that specifically aims to conserve and enhance heritage assets, including their setting.

Figure 2.1 on page 14 we appreciate is a standard table that sets out the likely effects for the objectives as a result of the policies or development options. However, we raise concerns about the 'uncertain' effect as there should be reasonable evidence available in order to make an informed decision about what the likely effects will be and what avoidance/mitigation measures can be put in place.

Paragraph 3.44 under this heading we would recommend including additional documents for the historic environment such as: the three Good Practise Advice Guides prepared by Historic England and, Conservation Principles and the series of Historic Environment Advice Notes may also be relevant.

We are supportive of the heritage comments on page 28

In reference to Table 4.1 there were no specific sites identified within the local plan consultation May 2019 to comment on, however, we note that the Sustainability Appraisal has highlighted a significant number of sites with the majority of the effects identified as uncertain or negative effects for the historic environment. [...]. We would anticipate that the Council would prepare site assessment to justify the inclusion or exclusion of sites. [...].

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Paragraph 4.57 we are cautious of using distances to judge likely effects for the historic environment. As you will be aware effects can occur directly to heritage assets or their setting and the significance of a heritage asset can be affected even where there is no visual link between a heritage asset and proposed development as well as where large distances occur between heritage assets and proposed development for such reasons, not exhaustive, as the topography [...]. As such we recommend that a site assessment is undertaken that assesses how proposed development will affect the significance of the identified heritage assets, including their setting, in line with the NPPF.

We are unclear how the judgements have been arrived at on page 43 and would recommend that we have sight of the full assessments for the sites and historic environment so that we can be confident that accurate judgements have been made. Paragraph 4.61 states that 25 sites are a negligible effect but based on the key used 'o?' actually relates to negligible or uncertain and as such we are uncertain as to what the likely effects are.

Page 47 we note that many of the proposed employment sites also show as pink/red in the SEA/SA assessment for the historic environment objective. Paragraph 4.105 our comments are the same as above, that we are cautious in using distances only to ascertain likely impacts [...].

Our comments are the same for the differing development uses throughout the Plan, as the same methodological approach has been applied.

We would question some of the judgements raised in the policy assumptions, such as paragraph 4.222 where it is stated that there would be positive effects for the historic environment as a result of green space and recreation site yet no details are known as to what these may be or how they would relate to the historic environment of the area and if they would be appropriate in a historic landscape context.

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We welcome the reference to the consideration of historic environment evidence within the site assessment section. We note that a variety of documents are referenced [...], which we welcome. The Council has considered what heritage assets are within the proximity of the proposed development (distance only). However, we note that when it comes to making a judgement, it is often considered as uncertain due to issues such as design and layout in a future planning application. Historic England would consider a sound approach to be one that assesses the impact and considers what avoidance and mitigation measures could be put in place, if any. Where there are none it may be an unsuitable site for development and where there are some, then these should be brought forward into the local plan as design principles in site specific policies.

Response/Action taken

The PPP review included in the previous iteration of the SA Report has been updated in this iteration of the report to include reference to by the additional historic environment documents highlighted by the consultee. This information is presented Appendix B.

The previous iteration of the SA Report considered a range of available evidence sources as well as the proximity of development sites to designated heritage assets and other assets identified in other relevant historic environment assessments when attributing scores to SA objective 17: historic environment. As stated at page 43 of the previous iteration of the SA Report, the sources of evidence considered include Conservation Area Appraisals, the Historic Environment Assessment (HEA) and the Cannock and Rugeley Historic Character Assessments. These documents were referred to in the detailed matrices for each site in Appendices 5 to 9 in the previous iteration of the SA Report.

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It is recognised that Paragraph 4.61 states that 25 sites would have a negligible effect in relation to SA objective 17. However, Paragraph 4.62 recognises that all effects on the built and historic environment will be dependent in part upon their specific design which is unknown at this stage meaning that all effects recorded in relation to this SA objective are uncertain (i.e. 0?). The same approach and reasoning has been applied to the employment sites considered at Paragraph 4.105 of the previous iteration of the SA Report.

In light of Historic England's comments, the Council has decided to commission additional heritage impact assessment work to inform the appraisal of the individual site options. This work has been undertaken to inform the appraisal of all site options. It is reflected in the findings for the site options in relation to SA objective 17.

The concern raised in relation to the potential positive effect attributed to green space options C64 and CS1 at Paragraph 4.222 in the previous iteration of the SA Report has been noted. This iteration of the SA Report has updated the effects relating to SA objective 17 to be uncertain in line with the Historic England's comments. Please see Appendix F.

Rep ID No. and respondent – SASc7 Inland Waterways Association

Comment

Appendix 3. Para 34

It is the Trent & Mersey Canal at Rugeley not the Staffordshire and Worcestershire.

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Response/Action taken

Appendix C of this SA Report presents the updated baseline which now includes a corrected reference to Trent and Mersey Canal.

Rep ID No. and respondent – SASc8 Natural England

Comment

AONB Management Plan – Page 18 paragraph 3.8 – the Cannock Chase AONB Management Plan 2019-2024 has now been published so please refer to the updated version in the SA process.

Response/Action taken

Chapter 3 of this SA Report presents the Sustainability Context for Development in Cannock Chase. Reference to the now adopted Cannock Chase AONB Management Plan 2019-2024 has been included in this chapter.

Rep ID No. and respondent – SASc9 St Modwen (West of Pye Green Rd)

Comment

It is noted that the SA (2019) accompanying the plan includes at pages 30 and 31 the potential sites being considered for allocation. The land west of Pye

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Green Road clearly represents as 'reasonable alternative' for housing (as opposed to a mixed use site referenced as site C113 on Table 4.3) and should be included with the next iteration of the SA, based on the likely capacity for the site to deliver additional housing land over the plan period. Additionally, the evidence for the Allocation of the site in the Core Strategy and subsequent ES demonstrates the assessment of potential for significant negative effect for Objectives SA1, 2, 3 and 6 does not exist and should be screened out.

Response/Action taken

In the previous iteration, the SA Report (pages 30 and 31) presented a map of the reasonable alternative sites considered for housing allocations. Site C113 was not included in this map but was instead included in Map 4.3 on page 56 as a reasonable alternative for mixed use allocations. The site has been considered for mixed used development (residential and community uses) as detailed in the matrix on page 562 in line with the Council's suggested use for the site. This SA Report presents sites C113 (g) and C113 (f) as sites for allocation which have planning permission in Chapter 4 (detailed matrices in Appendix E). Sites C113 (c), C113 (d) and C113 (e) have not been appraised through the SA as they have planning permission but are also included for allocation. These sites all form part of the wider C113 site which the consultee is commenting on. All sites have been appraised for housing use only as per the detail of the Local Plan Preferred Options.

As stated in the previous iteration and this iteration of the SA Report (see the Appendices 4 to 9 in the SA Report at the Issues and Options stage and Appendices 5 and 6 of this report for the individual site appraisal matrices) the appraisal work for sites with planning consent notes that mitigation measures have been incorporated to ensure development is acceptable in planning terms; however the SA assessment reflects the baseline situation assuming no mitigation. This approach has been taken to ensure a consistent approach to the appraisal of all sites. It is unlikely to be the case that similar levels of detail

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with regards to any potential onsite mitigation would be available for all sites, which could lead to inconsistencies in the SA.

Rep ID No. and respondent – SASc10 St Modwen (Watling Street)

Comment

This iteration of the Sustainability Appraisal (SA), broadly equating SA Stage C, follows on from the SA Scoping Report (Stage A) published in June 2018 as part of the Issues and Scope consultation exercise. However, the scoring that has been undertaken [...] appears to broadly follow the SA scoring undertaken for the Local Plan (Part 2): Issues and Options, [...].

RPS does not consider this to be a logical approach to take, given that the Plan period is now changed (end date 2036, not 2028) and that the evidence base has been largely updated in terms of assessing housing and employment needs and land supply,[...]. The result is a 'hangover' of SA assessments relating to the consideration of reasonable alternative sites, particularly regarding employment site options.

In relation to the employment site options, the summary of SA scoring for each of those sites (Table 4.2 in the IIA) is presented below, as an extract. An initial consideration of the scoring of the sites taken as a whole, illustrates that against the SA environmental objectives (SA1 to SA8) all the sites scored negatively to a lesser or greater extent. [...]. This therefore requires a realistic and pragmatic application of these findings when the Council comes to select its preferred site options.

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SA Scoring applied to Watling Street Business Park (CE20)

SA Objective 2

[...], the site has scored positively and negatively across the SA objectives. Nonetheless, RPS has issues with a number of negative scores assigned to CE20.

With respect to air quality, this due to proximity to an AQMA. [...]

The Council's own Air Quality Annual Status Report 2018 notes that,

“Levels at the A5 Watling Street hotspots have shown some decrease in recent years, [...]. It has previously been hoped that if improved pollution levels were sustained, the AQMA designation for the A5 could be revoked. However, 2017 monitoring results have demonstrated this is not yet the case. [...].”

However, the only site in the graph that measured exceedances of the objective in 2017 is not adjacent to the A5 but located in the recently declared AQMA 3 (Five Ways Island). Measured concentrations at the closest tube to the site, WS 268, were below the objective in 2017, as they have been in all previous years with the exception of 2016. [...].

Based on this, it is unreasonable to determine the impact of development of a particular site (including CE20) upon air quality should be based purely on proximity to an AQMA. There are two reasons for this; firstly, the presence of an AQMA does not necessarily mean that the air quality objectives are being exceeded; secondly, concentrations are anticipated to reduce during the plan period.

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In relation to CE20 specifically, there are very few properties located adjacent to roads that would be affected by any changes in traffic. Furthermore, monitoring near to one of the few properties that could be affected indicates that the annual mean nitrogen dioxide objective has been achieved for a number of years, with the exception of a single year (2016) which was a high pollution year due to meteorological conditions.

Consequently, it is considered that the SA scoring is overly pessimistic and does not adequately represent the available evidence, and there is not a credible score. Accordingly, RPS consider that the SA score should be changed from '-' to '0' or '?'.

SA Objective 3

The score of '-' ignores the fact that the site would not be brought forward as 'stand-alone' employment development, but as part of an expansion of an existing business park. [...]. Therefore, on the basis of the reasoning applied in the IIA, an expansion of an existing development would clearly offer opportunities for some reuse or remodelling of those premises and would also result in a larger brownfield site once development has taken place, utilising the brownfield land already in-situ.[...]. Accordingly, RPS consider that the SA score should be changed from '-' to '0/-?'.

SA Objective 5

The IIA (page 512 refers) identifies the site as being 'outside Flood zone 3'. [...]. RPS agrees with this score, as this does not properly reflect the available evidence on flood risk on the site. [...] extent of the site based on flood map provided by the Environment Agency mapping system, the site is in fact outside both Flood Zone 2 and Flood Zone 3. Accordingly, given the site is located in

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Flood Zone 1 and so not at risk of fluvial flooding, RPS consider the score should be reduced from ‘-’ to ‘0’.

SA Objective 6

[...]. RPS does not agree that a moderate sensitivity to development in general terms equates to an adverse (and thus negative) impact on a specific landscape. [...], there are no designated valued landscapes in the vicinity of the site and therefore we do not consider it justified to score the site as harshly as the IIA does. Accordingly, RPS consider that the SA score should be changed from ‘-?’ to ‘?’ given no approved scheme is in place at this time.

SA Objective 8

[...]. On the matter of public transport, whilst it is acknowledged that the SA scoring does not take into account mitigation measures at this stage (but will have to prior to selecting the preferred option sites, it is clear that opportunities exist to promote measures to encourage sustainable transport in accordance with already adopted Local Plan policies (Policy CP10) [...]. Consequently, it can be assumed that such measures would be needed (subject to viability) in order to facilitate policy-compliant development.

On the matter of cycle routes, the site is contiguous with an existing business park that is directly adjacent to a major transport where cycle provision could likely be accommodated into the footpath network. Furthermore, a shared pedestrian/cycle route does run along the northern side of A5 Watling Street, [...]. The location does therefore provide viable cycle links to local residential areas. Accordingly, RPS consider that the SA score should be changed from ‘-’ to ‘0’.

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SA Objective 14

The IIA has scored the site ‘-’ as a significantly negative impact due to a perceived lack of access to local community facilities in the area and impact on ‘isolation’. This again is relation to a perception of lack of access to public transport. RPS consider the issue of isolation to be over-stated in relation to the site and ignored the fact that there are two public houses (Toby; and Crown at Brownhills) and a social club (Yates Sports & Social Club), all within 800m or so of the site [...]. In addition, Cannock Chase (Chasewater) Country Park is located within easy access to the north of the A5.

Accordingly, RPS considers that the SA score should be changed from ‘-’ to ‘-’ or ‘-/+'.

SA Objective 15

The IIA has assigned a score of ‘+’ to the site. RPS does not agree with this score as this clearly under-states the contribution that the site (c.5ha in area) could make towards addressing the acknowledged shortfall in employment land supply in Cannock Chase up to 2028, a factor not referred to in the SA summary for the site. Accordingly, RPS consider that the SA score should be changed from ‘+’ to ‘++’.

Re-appraised SA scoring – Watling Street Business Park

Based on the foregoing analysis, it is clear that site described as ‘Watling Street Business Park’ (CE20) scores relatively highly when compared with the other employment site options appraised in the IIA, demonstrating that the Site has good sustainability credentials for accommodating development. Accordingly, RPS have demonstrated (alongside separate evidence submitted at this stage)

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that the Watling Street Business Park would represent an appropriate location that the Council should give real consideration to in the next iteration of the Local Plan review, which is anticipated to cover the preferred selection of employment sites.

Response/Action taken

A number of the same sites have been included as options for allocation across the Local Plan (Part 2): Issues and Options (January 2017) and the Local Plan Review: Issues and Options (May 2019). These are sites which are considered to remain deliverable or developable over the new plan period. The effects identified for the site options appraised for the Issues and Options document are based on the SA assumptions presented in Appendix D of the previous iteration of the SA Report and Appendix D of this SA Report. This allows for a consistent approach to the appraisal work to be undertaken. These assumptions were originally presented in the SA Scoping Report (June 2018) and were the same as those developed during the SA of the Local Plan (Part 2) to ensure consistency with the work undertaken previously. Updates to the SA assumptions were made before the appraisal work was undertaken for the Issues and Options document to reflect changes in the policy context and baseline evidence for the Local Plan and consultation comments received on the SA Scoping Report. The updated baseline evidence and policy context for the appraisal work were presented in Appendices 2 and 3 of the SA Report for the Issues and options Local plan respectively. The changes were shown in the assumptions table in Appendix D in the SA Report for the Local Plan Review: Issues and Options document by underlined and strikethrough text. The appraisal of sites which were originally presented in the Local Plan (Part 2): Issues and Options (January 2017) have been updated in line with changes to the SA assumptions as required in the SA Report for the Local Plan Review: Issues and Options (May 2019).

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The following comments are made in relation to specific points the consultee has raised for site CE20:

- In relation to SA objective 2, air pollution has been considered in terms of the potential for development to result in higher levels of traffic occurring within declared AQMAs. Due to the strategic nature of SA it is considered that this approach is proportionate. Site CE20 is located within very close proximity of the A5 where an AQMA has been declared. It is considered most probable that access to the site would be provided directly via the A5 or via Lime Lane which connects to that route by The Turf roundabout. A significant negative effect has therefore been recorded in relation to this SA objective.
- The site has been appraised based on its own boundaries as a stand-alone site. As such site CE20 is judged to be entirely greenfield and a minor negative score has been recorded in line with the SA assumptions for SA objective 3.
- Sites have been appraised against SA objective 5 in line with assumptions which have taken account of recommendations from the Environment Agency (see Appendix A in the SA Report for the Issues and Options document and Appendix A of this SA Report). While the site is not located within an area of higher flood risk (Flood Zone 2 or 3) it is located on greenfield land. A minor negative effect has therefore been recorded to reflect the potential for increased areas of impermeable surfaces to result in higher levels of surface water flood risk.
- The SA has been informed by the Landscape Character Assessment for Cannock Chase District. It is considered appropriate that sites with a moderate landscape impact should be scored as -? as there is the potential for negative landscape effects. The score has been recorded as uncertain considering the potential for developers to incorporate elements of mitigation as part of the design process.

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- In line with the approach taken throughout the SA, sites have been appraised against SA objective 8 without any consideration for potential onsite provision of infrastructure or any other forms of mitigation. It is considered that this approach is most appropriate in terms of appraising all sites consistently as part of the SA, as different levels of detail about potential mitigation proposals would be available for different sites. SA objective 8 has considered the potential accessibility of segregated cycle routes as part of the effect recorded. The provision of cycle route data which is held by the Council is a potential limitation to the appraisal work. The GIS data which informed the appraisal work does not indicate that a cycle route is accessible along the A5. Viewed through satellite imagery it is clear that a cycle route is provided alongside the A5. As such the score for site CE20 in relation to SA objective 8 has been updated in this iteration of the SA Report at Appendix F from – to -?. This change has been made in line with the relevant SA objective assumptions.
- Site CE20 is not within or in close proximity to any of the existing town, district or local centres. It is also not located within close proximity of any public transport links which could provide access to services and facilities further afield. As such development at the site is expected to provide access to a limited range of services and facilities particularly when compared to some of the other site options being considered for allocation. While the site may provide access to public houses, social clubs and country parks, access to more essential day-to-day services and facilities such as healthcare provision, schools and food shopping are not in close proximity to the site.
- Site CE20 is 10ha in size. In the context of all employment sites considered the site makes a positive contribution to employment land in the District. It does not exceed the threshold of 30ha above which employment sites are considered to have a significant positive effect on SA objective 15.

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The above points withstanding, the SA is not the only factor considered by the Council during the decision making process for the allocation of development sites. Site CE20 has not been included for allocation in the Preferred Options Local Plan.

Rep ID No. and respondent – SASc11 Wright, T

The Upper Birches Farm site was assessed in the Sustainability Appraisal under Reference R112: Land between the Rising Brook and Hednesford Road, Rugeley.

It is noted at this stage all assessment is undertaken assuming no mitigation. It is essential that mitigation is factored in as site assessment is undertaken, [...] to ensure that the site is considered fairly and accurately.

Objective 1: [...] a negative/uncertain score is given, however this fails to take into account mitigation that could be provided on site, including the provision of open space to mitigate for impacts on Cannock Chase SAC, [...]. A positive score should therefore be given.

Objective 2: [...] the SA concludes a significant negative effect. Whilst it is acknowledged that the site is in agricultural use it can deliver net gains locally including providing an alternative location for users of Cannock Chase to keep them away from the most sensitive areas i.e. the SAC.

Objective 3, as per Objective 2 it is acknowledged that this is a greenfield site but it could deliver significant net gains. The figure of 68 homes is incorrect [...] Appendix C shows how between 210 and 245 homes could be accommodated.

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For Objective 5 the SA states that R112 will have a minor effect [...]. The site is entirely within Flood Zone 1 which is acknowledge in the SA and it is not clear why this minor negative score has been given, as such it is disputed.

Objective 6 [...]. It notes that the site is located within SF07 (Ancient Settled Farmlands), which is stated as having a moderate level of sensitivity to development. However, the SA concludes that an 'overall significant negative effect is expected on this SA objective.' We strongly disagree with this assessment.

Pegasus Group have conducted a Landscape Appraisal of the site which is contained at Appendix B. The conclusions of this appraisal are clear that the northern part of Upper Birches Farm is capable of accommodating development given it is well related to the existing settlement and would be acceptable in landscape and visual terms. This evidence points to a different conclusion than the Council's SA and the is asked to Council consider the submitted Landscape Appraisal when undertaking any further assessment of this site.

The client intends to provide part of the site as a Country Park which would establish a permanent and defensible boundary to the South of Rugeley. [...].

It is considered that a landscape led scheme could be provided on site which would mitigate the impacts of the development on the Cannock Chase AONB. [...]. The masterplan shows how the development could be designed to retain key views across the site to the wider AONB beyond, [...]. As a result it is considered that a positive score should result.

We agree with the findings of the SA in relation to objectives 8-10, [...], although the capacity needs amending to reflect this submission. [...].

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In relation to objective 12 of the SA, it is stated that there will be a minor negative effect with regards to the aim [...]. Although the nearest GP to the site (Sandy Lane Surgery) is located in excess of the 600m threshold, the GP can easily be accessed by the bus route serving Hednesford Road. [...] and performs favourably in this objective.

Objective 13 [...], with the site performing well in this category. As discussed previously there is potential to explore the provision of a Country Park [...], therefore it is considered that this site has the potential to perform even higher than the score indicated on objective 13 of the SA.

Objective 14 is supported: it is agreed the site is an excellent location for accessing community services and facilities.

Objective 17 [...]. The SA lists a number of listed buildings within the parcel of land assessed. However, the land area we are proposing for housing contains no Listed Buildings or other heritage assets. It is therefore considered that residential development on this site would not lead to any negative impacts on designated heritage assets. Furthermore, there would be a positive impact from the reinstatement of historic field patterns, boundaries and hedgerows to the site [...].

Response/Action taken

As stated in the previous iteration and this iteration of the SA Report (see Appendices 4 to 9 of the SA Report for the Issues and Options Local Plan and Appendices 5 and 6 of this report for the findings for the individual site options) the appraisal work for sites with planning consent notes that mitigation measures have been incorporated to ensure development is acceptable in planning terms; however the SA assessment reflects the baseline situation

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assuming no mitigation. This approach has been taken to ensure a consistent approach to the appraisal of all sites. It is unlikely that similar levels of detail would be available for all sites which could lead to inconsistencies in the SA.

The appraisal of sites has been undertaken in line with the assumptions presented in Appendix D of the previous iteration of the SA Report and in Appendix D of this SA Report. The following comments are made in relation to specific issues highlighted by the consultee:

- SA objective 1 – the uncertain minor negative effect recorded reflects the close proximity of the site to the Slitting Mill Brook, a Biodiversity Alert Site, as well as the site being within 15km of the Cannock Chase SAC.
- SA objective 2 – the uncertain significant negative effect reflects the site's location on Grade 3 Agricultural Land, as well as its location within a Source Protection Zone and its close proximity to the A460 which could result in noise pollution affecting new users of the site. It is not expected that development at the site would have anything other than a negative effect in relation to greenfield land and agricultural soils considering the finite nature of these resources and the fact that the site is on greenfield land.
- SA objective 3 – the threshold of 50 houses has been used for potential residential allocations to establish whether they can be considered large or small in terms of land take. The Council suggested that 68 homes would be accommodated at the site through its allocation at the Issues and Options stage. The suggested capacity for the site was updated to 210 homes at the Preferred Options stage and the appraisal of the site detailed in Appendix E reflects this figure. Regardless of whether or not the smaller or larger number of homes would be accommodated at the site, a significant negative effect would still result in relation to this SA objective as the total number of homes would exceed the threshold of 50.

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- SA objective 5 – the minor negative effect recorded reflects the location of the site on greenfield land. While the site is within an area of lower flood risk, the development of greenfield would increase the area of impermeable surfaces in the District which could increase surface flood risk locally.
- SA objective 6 – the significant negative effect recorded in relation to landscape reflects not only the findings of the Landscape Character Assessment but also the location of the site within the Cannock Chase AONB. The effect recorded reflects the potential for an adverse impact in terms of landscape setting as a result of new development within this specially designated landscape. The level of information which has been considered by the SA is considered proportionate to the strategic scale of the SA.
- SA objective 12 – as stated by the consultee, the site is not located within 600m of the nearest GP. As such, a minor negative effect has been recorded. The appraisal takes into account walking distances to services and facilities.
- SA objective 17 – it is agreed that the site does not contain any listed buildings or other heritage assets. It is noted, however, that the NPPF requires that impacts on heritage assets should be considered in relation to their “particular significance ... that may be affected by a proposal (including by development affecting the setting of a heritage asset).” As such it is appropriate to consider the potential for impacts on heritage assets which are not directly within the boundaries of the site.

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Rep ID No. and respondent – SASc12 Lichfield & Hatherton Canals Restoration Trust

Comment

Page 508 – regarding site CE19, also paragraph 4.97 which refers to this site

We refer specifically to the site identified as CE19 between the M6 Toll and the A5. The projected route for the Hatherton Canal runs across this area so the necessary provision of space to accommodate the canal is an important constraint on the development of this area of land. The plan to construct the canal in this area should be presented as a positive – this location is particularly attractive for businesses offering appropriate hospitality, leisure, or boating-related services.

Response/Action taken

This site has been appraised for potential allocation as an employment site in line with the reasonable alternative options being considered by the Council. For this site, an uncertain minor negative effect has been recorded in combination with a significant positive effect in relation to SA objective 13: leisure and recreation. This mixed effect has been recorded to reflect the close proximity of the site to open spaces, as well as the potential loss of access to opportunities for leisure at the PRoW within the site as a result of development. The appraisal is based on the current uses of the site and not on any potential future uses of the site, including the projected route for the Hatherton Canal. Policy to support the restoration of the Hatherton Canal has been considered against the SA objectives on page 628 of the previous iteration of the SA Report and Chapter 5 of this SA Report (i.e. the appraisal of Policy SO5.5 in this report). Option D considered in relation to Social Inclusion and Healthy Living

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Policy Options in the Local Plan would include the creation separate policy for the Hatherton Branch canal restoration and would seek to safeguard the canal route. This option is noted to perform significantly positively against a number of the SA objectives including SA 1: biodiversity, SA6 historic environment, SA12: health and wellbeing and SA13: leisure and recreation. The consultation response received on the Issues and Options supported the suggestion that the canal network (including towpaths) should be clearly referenced within the revised Policies. Furthermore, these comments suggested support for creating a separate policy for the Hatherton Canal restoration and seek to safeguard the canal route. This is included in the Preferred Options Local Plan through Policy SO5.5.

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Consultation comments received in relation to the June 2018 SA Scoping Report for the Local Plan and How they have been addressed in this SA Report

Local Plan review SA scoping report consultation, summary of responses

General comments

Rep ID No. – SASc1: Coal Authority

Comment

Pleased to see coal mining legacy included in the report

Response

Comment noted.

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Rep ID No. – SASc2: Environment Agency

Comment

The Environment Agency has reviewed the Sustainability Appraisal Scoping Report undertaken by LUC (June 2018).

Chapter 3: Baseline Data

Paragraph 3.49 summarises flood risk within the borough. It references the SFRA undertaken in support of the Local Plan (Part 1). This SFRA now needs updating to reflect current climate change allowances amongst other matters. More details of this are provided in our comments above under the heading Flood Risk. The most up to date baseline information available indicates there are currently around 300 residential and 260 non-residential properties at risk of flooding from rivers in the Cannock Chase DC area with considerably more at risk from surface water flooding. This risk is likely to increase as a result of climate change. Further details on flood alleviation schemes are included in the above comments on flood risk.

Response

The new SFRA is currently being undertaken to support the Local Plan production. This work will be available for the next iteration of the SA Report and will be used to inform it.

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Comment

Paragraph 3.52 references the Southern Staffordshire Water Cycle Study which was undertaken in support of the Local Plan (Part 1). The information held within this report is now out of date and needs to be updated to reflect the plans and programmes in place for Severn Trent Water's foul infrastructure and South Staffordshire Water's potable water supply. The WCS also needs to be updated to reflect the potential growth numbers and inform on the availability of water resources to support that.

Response

The new Water Cycle Study is currently being undertaken to support the Local Plan production. This work will be available for the next iteration of the SA Report and will be used to inform it.

Comment

Chapter 4: Key Sustainability Issues

Climate Change is addressed within page 30. The Environment Agency has updated their guidance on how climate change could affect flood risk to new developments which was published on 19th February 2016 and came into immediate effect and these new climate change allowances should be used. More information can be found at the following link - <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>. It is acknowledged that the Local Plan (Part 1) includes consideration of the impact of climate change, however it should be ensured that requirements relating to climate change's impact are current – reflected both within the policies and the impact on flooding at strategic sites.

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Page 31 addresses impacts relating to flooding. Where sites are proposed within the floodplain, the Sequential Test will need to be applied to demonstrate how sites have been steered to land at the lowest risk of flooding wherever possible. The Sequential Test can be undertaken as a standalone document or integrated into the Sustainability Appraisal. More information on this can be found within the NPPG..

Response

The updated Environment Agency guidance on how climate change could affect flood risk to new developments has been referred to in Appendix C of this SA Report as part of the baseline review.

The sequential test which will inform the emerging Local Plan is to be undertaken separately from the Sustainability Appraisal. This work will specifically inform the site selection process which is to be undertaken as the Preferred Options begin to emerge later in the Local Plan process.

Comment

Appendix 1: Plans, Policies and Programmes

Preliminary Flood Risk Assessments (PFRAs) were originally published in 2011 and are in the process of being revised for publication in December 2017. The 2011 PFRA for Staffordshire can be viewed here:

<http://webarchive.nationalarchives.gov.uk/20140328094437/http://www.environment-agency.gov.uk/research/planning/135526.aspx#>

Flood Risk Management Plans (FRMPs) were published in March 2016. Stafford is covered by the Humber FRMP which can be viewed here:

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<https://www.gov.uk/government/publications/humber-river-basin-district-flood-risk-management-plan>

Local Plans, Policies and Programmes should include the Staffordshire Local Flood Risk Management Strategy which includes policies, objectives and priorities for Staffordshire and an action plan for managing flood risk. It is available here: <https://www.staffordshire.gov.uk/environment/Flood-Risk-Management/Local-Flood-Risk-Management-Strategy.aspx>

Your Strategic Flood Risk Assessment (SFRA) should be included, although this will require updating to support the Local Plan review.

Your Water Cycle Study (WCS) should be included, although this will require updating to support the Local Plan review.

River Basin Management Plans should be included to reflect the current status of the water environment and to inform on the actions identified to bring your waterbodies up to Good Status as required by the Water Framework Directive. The RBMP that is applicable for your district is the Humber RBMP. The 2015 RBMPs can be found here <https://www.gov.uk/government/collections/river-basin-management-plans-2015>.

Response

The review of relevant plans, policies and programmes has been included in this SA Report at Appendix C. This includes the Preliminary Flood Risk Assessment, the Flood Risk Management Plan, the Staffordshire Local Flood Risk Management Strategy, and the River Basin Management Plan and will include the updated Strategic Flood Risk Assessment and Water Cycle Study once this information is available. As detailed in the previous rows this work is

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currently underway and will be available to inform the next iteration of the SA Report.

The Council will appraise the availability of foul mains sewerage system to serve given a site outside of the SA through discussion with Severn Trent Water. SA is a high level strategic process and this level of detail is considered to be more appropriate at the site specific planning and design phase.

The site assumptions for SA objective 5 have been updated in line with the consultee’s comment in this SA Report at Appendix D. Consideration of surface water risks based on greenfield/brownfield is now considered separately from the flood zone in which a site falls.

Comment

Table A2.1: Assumptions to be Applied

SA Objective 2: Minimise pollution and protect and enhance air, water, and soils.

The availability of foul mains sewerage system to serve a site is a factor that could be incorporated into the assessment of sites. If the site is not within a reasonable distance of a foul main sewer, it would need to be served by a non-mains system such a septic tank or sewage treatment plant which is a less sustainable option and poses a greater risk of pollution to the water environment. As such, it is suggested an assumption could be:

- Sites that can connect to foul mains: negligible impact on water quality (0)
- Sites that can’t connect to the foul mains: severe negative (--)

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As detailed above, a WCS should be undertaken to support the plan and this would be able to provide greater certainty regarding sustainable locations for development in terms of water quality.

SA Objective 5: Reduce the risk of flooding

In order to differentiate between the impacts of fluvial flooding and surface water flooding, we recommend the assumptions are divided up to consider surface water risks based on greenfield/brownfield sites as negative and negligible impacts correspondingly (please consult the LLFA for further advice regarding this) and for then flood zones to be classified as follows for all development types:

- Flood Zone 3a/3b – severe negative impact
- Flood Zone 2 – negative impact
- Flood Zone 1 – negligible impact

The Sequential Test and Exception Test should then be undertaken as part of a separate exercise in order to ensure that proposed end uses are appropriate for the Flood Zone, with Level 1 and Level 2 SFRA evidence support where necessary.

Rep ID No. SASc3 – Highways England

Comment

It is noted that Appendix A of the document provides a table of all of the plans policies and programmes relevant to the preparation of the Cannock Chase Local Plan and the SA. It is important to recognise that Department for

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Transport Circular 02/13 'The Strategic Road Network and the delivery of Sustainable Development' is highly relevant, as this sets out the Government's approach to new development impacting on the Strategic Road network and how the network will be safeguarded and protected, in order to deliver sustainable economic growth. It also includes guidance on when new accesses to the SRN will be acceptable, the implications of traffic growth for plan making and policies for specific activities, including roadside facilities. Given the relevance of these policies to development plan decisions in Cannock Chase, it is recommended that this Circular (and any future updates) is a key document which should be referenced.

Response

The SA Report at Appendix B includes a review of relevant plans, policies and programmes. The Department for Transport Circular 02/13 'The Strategic Road Network and the delivery of Sustainable Development' has been included as part of this review.

Rep ID No. SASc4 – Historic England

Comment

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

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Historic England has produced a document, which you might find helpful in providing guidance on the effective assessment of the historic environment in Strategic Environmental Assessments. This can be found at <https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/> .

Historic England recommends that a scoping report should:

- Review the objectives of relevant policies, plans and programmes;
- Establish the baseline for the historic environment, including any trends and targets and gaps in the existing information;
- Identify sustainability issues and opportunities for the historic environment and heritage assets;
- Develop sustainability appraisal objectives;
- Identify indicators and targets;
- Consider how alternatives will be assessed;
- Provide sufficient information on the proposed methodology for the appraisal to assess whether effects upon the historic environment will be properly addressed.

Historic England suggests that scoping reports are tailored to the type, purpose and level of plan under consideration. This accords with the NPPF, which requires that local plans are based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.

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Context

The report should identify the built environment and its character and distinctiveness and refer to the historic environment. This is not referred to in any overarching statement of the plan area as would normally be expected (e.g. in sections 1.4-1.6). We advise that such information, including the contribution that heritage makes to the area and other subject areas (e.g. tourism and landscape character), is provided within an overall contextual summary of the area.

Relevant Plans, Programmes and Policies

In terms of the plans and policies identified, this needs to cover all those relevant at an international, national and local level that would have a direct bearing for the historic environment. We advise the following modifications to appendix one in this regard;

- Separate out references to the Granada and Valetta Conventions, to reflect their content accurately, and update associated text
- Update the NPPF references to the recently released 2018 version
- Make reference to the Ancient Monuments and Archaeological Areas act 1979
- Make reference to the Planning (Listed Buildings and Conservation Areas) Act 1990
- It would also be beneficial to identify and use Historic England's guidance documents on local plans (cited at the end of this letter).

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Baseline Information

Having sufficient baseline information for the historic environment is critical to developing a local plan which appropriately conserves or enhances the historic environment. Broadly, we would expect an identification of what the significance and local characteristics of the historic environment are, the contribution they make to both quality of life and other subject areas (e.g. tourism, landscape and strong sense of place) and the issues and opportunities facing it.

Baseline information should describe the current and future state of the historic environment, providing the basis for identifying sustainability issues, predicting and monitoring effects and alternative ways of dealing with them. It can use both quantitative and qualitative information and should be kept up to date. It is important that meaningful conclusions can be drawn from the baseline information; what it means for the Plan and how the historic environment is to be dealt with.

The baseline information in the scoping report on the historic environment should include all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged. This not only involves undesignated (or local heritage assets) but the potential for unrecorded archaeology, and historic landscape character areas for example. The strong cultural landscape of Cannock Chase is of particular note in this respect, with its long history (dating from prehistory, through medieval and post-medieval estates, royal forests, mining landscapes and WWI sites) of human interaction with the landscape.

We note in section 3.43 that an assumption is implied with non-designated sites being of 'local historical and archaeological value', however non-designated

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sites can be of national significance which is worth clarifying within the text. The NPPF recognises the importance of undesignated heritage assets and therefore this should be included within the baseline data. The source of this information should be included within the scoping report; references made to them and recognise the opportunities for their enhancement and contribution to other aspects of the Plan area.

The importance of local character and identity including the landscape and townscape of an area is an important consideration. The scoping report should recognise the importance of this and the source of this information should be included within the scoping report, with reference made to them in key issues and opportunities.

The information provided in section 3.37 – 3.43 does not at present meet reasonable expectation regarding the baseline information, and should be developed in line with the above advice, and with input from local conservation and archaeological expertise.

Key sustainability issues and likely evolution without the plan

As outlined above, consideration of what the issues and opportunities surrounding the historic environment will be important in informing a successful local plan. While the inclusion of the historic environment on the table on page 32 is welcome, it does not expand upon the risks associated with a local plan which does not positively seek to conserve or enhance the historic environment. For example, reference is made to heritage assets not being identified as at risk, however for a number of the Scheduled Monuments in the area risks have been identified, including; individual and cumulative impact of development within their setting, physical erosion and overgrowth. These and other heritage

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issues facing heritage assets in the area should be identified and stated within this section, and your Conservation Officer and Archaeological Advisors are well placed to help you identify such issues for inclusion.

We would also note that evolution without a local plan which deals proactively with the historic environment would also likely result in missed opportunities to make the most of local heritage assets and their contribution to both quality of life and other subject areas.

SEA Themes and Objectives

It is important that the role the historic environment plays in sustainable development and the contribution it makes to delivering social, cultural, economic and environmental benefits is recognised. The historic environment underpins sustainable development and therefore, it may warrant including in other objectives including the need for specific reference to landscape character.

The dedicated object for the historic environment (number 17) is very welcome, and could be further enhanced by reference to the setting of heritage assets, and the opportunity to take advantage of enhancing their contribution to the quality of life of this and future generations.

Site Allocations

Historic England has produced an advice note – Site Allocations and the Historic Environment in Local Plans (<http://www.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>) which should be used in the development of your Local Plan and in assessing the impact of sites on the historic environment. This document is intended to

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offer advice to all those involved in the process, to help ensure that the historic environment plays a positive role in allocating sites for development. It offers advice on evidence gathering and site allocation policies, as well as setting out in detail a number of steps to make sure that heritage considerations are fully integrated in any site selection methodology.

Historic England strongly advises that you engage conservation, archaeology and urban design colleagues at the local and county level to ensure you are aware of all the relevant features of the historic environment and that the historic environment is effectively and efficiently considered as part of the Local Plan, the allocation of any site and in the preparation of the SEA. They are also best placed to advise on local historic environment issues and priorities, including access to data held in the HER (formerly SMR). They will be able to provide you with the Historic Environment Records for the area including any relevant studies, and ensure a joined-up and robust approach is undertaken.

We would note at this stage that the assumptions proposed to be applied to the historic environment in the SA of site options (page 73, Appendix B) raises concerns from a heritage perspective and should be revised to avoid issues with site allocations. We advise that the consideration of impact upon a heritage asset is based upon a robust understanding of their significance and setting – for example, the setting of many Scheduled Monuments in the area is long distance (over 500m), while others may potentially have very little setting contribution. It will be important to be clear on this, and be clear on the heritage impacts of development on allocated sites. Similarly, the stated effects in the SA (minor negative etc.) should be based upon clear mitigation measures which are clearly identified in the site-specific policies.

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Next steps

We advise that the Scoping Report and associated work is developed in line with our advice above. I hope you find this helpful in moving forward, and please do not hesitate to get in touch if you have any queries regarding our advice. To help you get a sense of our advice with respect to the Local Plan work as a whole, we advise that you follow the advice set out in the following guidance notes;

- The Historic Environment in Local Plans:
<https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>
- SA & SEA: <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

Finally, we should like to stress that this opinion is based on the information provided by you with your correspondence of 2nd July 2018. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the Plan) where we consider that, despite the SA/SEA, this would have an adverse effect upon the historic environment.

Response

The context of the plan area is provided in Chapter 1 in this SA Report to reflect the contribution that heritage makes to the plan area.

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The SA Report also includes separate reference to the Granada and Valetta Conventions, the updated NPPF as updated in February 2019, the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990 at Appendix B.

The baseline for the SA Report including that relating to the historic environment is presented at Appendix C. This includes detail as requested by the consultee in relation to the historic townscape environment has been included.

A detailed assessment of the impacts on the historic environment is beyond the scope of the SA, which seeks primarily to flag up areas for potential harm to the historic environment, including in terms of cumulative effects. A heritage impact assessment is being undertaken on behalf of the Council to inform the preferred options. This will be considered as appropriate through the SA process. This information will inform the appraisal of site options where appropriate.

The SA framework has been drafted to address the SEA Topics (in the SEA Regulations) individually. It is not considered overly helpful to include reference to landscape character in the SA objective which covers the historic environment given that this may lead to a “double counting” of or unnecessary mixing of effects. SA objective 6 already covers the potential effects on landscape (which includes consideration of the AONB and its setting and the sensitivity of landscape character) in the District. SA objective 17 as presented in the SA framework in Chapter 2 has been updated in this SA Report to include reference to the protection and enhancement of heritage assets and their settings as suggested by the consultee.

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Rep ID No. SASc5– Inland Waterways association (Lichfield Branch)

Comment

An 'Appropriate Assessment' of the Cannock Extension Canal SAC is not required at the safeguarding stage although it may need to be considered as part of a planning application (in accordance with the Sustainability Appraisal Scoping Report, SA Objective 1).

IWA therefore looks forward to working with the Council and LHCRT to define suitable policy wording and sufficiently detailed mapping to complete the safeguarding of the Hatherton Canal restoration route throughout in a consistent manner.

Response

Comment noted.

Rep ID No. SASc6 – Lichfield District Council

Comment

Lichfield District Council anticipates that the review of Plans, Policies and Programmes will include lower than national level references in later stages, specifically the Lichfield Local Plan and common documents.

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Response

Paragraph 2.10 of the SA Scoping Report detailed the neighbouring Local Plans which might give rise to in-combination effects with the effects of the Cannock Chase Local Plan. This information has been carried forward to and updated in this SA Report at Chapter 3.

Rep ID No. SASc7 – St Modwen (Watling St Business Park) (RPS)

Comment

The Sustainability Appraisal (SA) Scoping Report references at footnotes 79 and 80 (on page 26), the Stoke-on-Trent and Staffordshire Local Enterprise Partnership (March 2014) Strategic Economic Plan and the Greater Birmingham & Solihull LEP (September 2016) GBSLEP Strategic Economic Plan 2016–2030, and the vision to create a significant increase in the number of jobs as well as an increase in the size of the economy. The Stoke-on-Trent and Staffordshire Strategic Economic Plan (SEP) has a “stated aim to grow the economy by 50% and generate 50,000 new jobs in the next 10 years”.

Paragraph 3.2 of the LPR refers to the need to ensure that the plan links to a range of strategies and plans, such as the Strategic Economic Plans; the Government’s Industrial Strategy; the West Midlands Engine Growth Strategy and Midlands Connect Strategy. All of these documents should be included within Appendix A of the SA Scoping Report and reviewed, which should then inform the issues that the plan needs to address.

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As set out in paragraph 3.8 of the Sustainability Appraisal Scoping Report (June 2018), key links to the east and west are provided by a number of A roads, including the A5. Staffordshire County Council have produced the Cannock Chase District Integrated Transport Strategy 2013-2028, which was published in November 2013. The Strategy references in paragraph 4.1 and under the heading of Economic Prosperity that the Strategy will guide the Local Enterprise Partnership's Strategic Economic Plan, specifically in terms of supporting access to economic opportunities both inside and outside the District, including particularly along the A5 (T) corridor.

The District Corporate Plan, which identifies 'Promoting Prosperity' as one of its two corporate priorities for 2018-2023 is referenced in paragraph 5.72 of the LPR Issues and Options document. This plan should also be reviewed within the SA Scoping Report at Appendix A.

Response

This SA Report includes a review of the both the SEPs for the Stoke-on-Trent and Staffordshire LEP and the Greater Birmingham and Solihull LEP as part of the review relevant plans, policies and programmes at Appendix B. It also includes a review of the Midlands Engine Strategy and Midlands Connect Strategy in this appendix. A review of the Government's Industrial Strategy has already been included in Appendix A of the SA Scoping Report and has also been carried forward to the SA Report at Appendix B.

The review of relevant plans, policies and programmes in this SA Report also includes the Cannock Chase District Integrated Transport Strategy 2013-2028 as well as the District Corporate Plan at Appendix B.

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Rep ID No. SASc8 – Taylor Wimpey (Lichfields)

Comment

Taylor Wimpey notes that the purpose of the Sustainability Appraisal Scoping Report is to provide the context for, and determine the scope of, the SA/SEA of the Local Plan and to set out the framework for undertaking the later stages of the SA/SEA and does not deal with specific sites at present. Taylor Wimpey does not have any specific comments on the Sustainability Appraisal Scoping Report. However, as a general comment Taylor Wimpey considers that, at the site assessment stage, the sustainability merits of all sites should be considered to ensure that the evidence base is robust, and in accordance with the guidance contained in the Framework and Practice Guidance. With regard to the Wimblebury Road site, any assessment of the site should be based on the land being promoted for development by Taylor Wimpey.

Response

As noted in the consultee's response no specific sites have been appraised as part of the SA Scoping Report. The sites the Council deem appropriate to consider for appraisal through the SA process have been appraised in line with the SA assumptions were previously presented in Table A2.1 in Appendix B of a SA Scoping Report and are re-presented in this SA Report at Appendix D. The updated SA assumptions in this SA Report which take account of any updates required following the addressing of all consultee responses. The appraisal of sites presented in this SA Report as part of the SA work for the Local Plan review was dependent upon the sites the Council select for consideration as part of the review. The site selection methodology will be consulted on as part of the Issues and Options consultation for the new Local Plan.

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Rep ID No. SASc9 – Other amendments (CCDC)

Comment

Strengthen the health impact elements of the SA objectives: include human health in SEA Regulations Topics section 2, 4, 5, 8, 9, 11, 14. Amend objective 14 to include avoiding isolation.

Update the assumptions relating to SA objective 9 to reflect change to the NPPF with regards the threshold for affordable housing which has changed from 11 homes to 10 homes.

Response

SA objective 14 has been updated in this SA Report as set out in the SA framework in Chapter 2. This SA objective is now considerate of the impact elements of the plan may have in relation to the issue of preventing isolation.

The SA assumptions in Appendix D of the SA Report contains an update to SA objective 9 which reflects the changes to the threshold for affordable housing provision in the NPPF.

Specific consultation questions

Question 1: Whether there are any additional plans, policies or programmes that are relevant

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to the SA and should be included (scoping report Appendix 1).

Rep ID No. SASc9 – Natural England

Comment

The updated National Planning Policy Framework.

Response

The updated NPPF was adopted in July 2018 and updated further in February 2019 after the publication of the SA Scoping Report. The SA Scoping Report refers to the consultation draft NPPF in in Appendix A.

This SA Report now includes a review of the updated NPPF (February 2019) at Appendix B.

Rep ID No. SASc10 – Lichfield & Hatherton Canals Trust

Comment

I refer to the item regarding the Green Future on page 52 and suggest the Sustainability Objectives adopted should refer not only to protecting the natural environment but also to enabling it to be accessed and enjoyed by the public, and thereby contribute to health and wellbeing. I refer also to the English

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Heritage Historic England Corporate Plan 2015 to 2018 and suggest the Sustainability Objectives adopted should refer not only to protecting the historic environment but also to enabling it to be accessed and enjoyed, and better understood, by the public.

Response

SA objectives 1 and 17 have been set out to identify adverse effects in relation to the natural environment and built historic environment respectively.

Amending these SA objectives to reflect the potential for improved levels of access for the public to these features would lead to a “counting” of overly mixed effects and could potentially mask the significance of any effects on these objectives.

SA objective 13 addresses access to leisure and recreation opportunities for the public in the District. It is therefore considered more appropriate to update this SA objective in relation to access to elements of natural environment and the historic environment. SA objective 13 has been updated to read “Protect, enhance, and create and ensure access to open spaces and facilities for leisure and recreation”. This SA objective has been included as part of the updated SA framework as set out in Chapter 2 of this SA Report. This SA has considered the potential for access to the existing extents of canal and associated open space which may provide opportunities for recreation and leisure in the District through SA objective 13.

Question 2: Whether the information provided in Chapter 3 is robust and comprehensive, and

Appendix A Consultation responses received in relation to the SA Report for the Local Plan: Preferred Options (March 2021), SA Report for the Local Plan: Issues and Options (March 2019) and SA Scoping Report (June 2018)

provides a suitable baseline for the SA of the emerging Local Plan.

Rep ID No. SASc11 – Natural England

Comment

For our remit, we are satisfied that the baseline is suitable.

Response

Comment noted.

Rep ID No. SASc12 – Lichfield & Hatherton Canals Trust

Comment

No direct comment to make against this question as phrased, but I do note that the condition of a large proportion of the Cannock Extension Canal SSSI is described as being in favourable condition. This condition is clearly an outcome, inter alia, of the boat traffic on that waterway in the recent past—strongly suggesting that the application of constraints to reduce boat traffic are unlikely to be necessary. The figures quoted in respect of the other two SSSI's indicate that efforts to achieve improvements in condition are much more necessary there than for the CEC.

Appendix A Consultation responses received in relation to the SA Report for the Local Plan: Preferred Options (March 2021), SA Report for the Local Plan: Issues and Options (March 2019) and SA Scoping Report (June 2018)

Response

Comment noted.

Paragraph 3.32 of the SA Scoping Report set out this information to provide baseline evidence for the basis of the SA process. This information has been updated and carried through to this SA Report at Appendix C.

Question 3: Whether there are any additional key sustainability issues (Chapter 4) that should be included.

Rep ID No. SASc13 – Natural England

Comment

There are no other key sustainability issues we wish to raise.

Response

Comment noted.

Appendix A Consultation responses received in relation to the SA Report for the Local Plan: Preferred Options (March 2021), SA Report for the Local Plan: Issues and Options (March 2019) and SA Scoping Report (June 2018)

Question 4: Whether the SA framework (Chapter 5) is appropriate and includes a suitable range of objectives.

Rep ID No. SASc14 – Natural England

Comment

We are satisfied that the SA framework is appropriate and includes suitable objectives.

Response

Comment noted.

Question 5: Whether the assumptions for judging significant effects for the site options are appropriate (scoping report Appendix 2).

Rep ID No. SASc15 – Natural England

Comment

For the assumptions which fall within our remit, we are satisfied that these are appropriate.

Appendix A Consultation responses received in relation to the SA Report for the Local Plan: Preferred Options (March 2021), SA Report for the Local Plan: Issues and Options (March 2019) and SA Scoping Report (June 2018)

Response

Comment noted.

Question 5: Whether the assumptions for judging significant effects for the site options are appropriate (scoping report Appendix 2).

Rep ID No. SASc14 – Natural England

Comment

For the assumptions which fall within our remit, we are satisfied that these are appropriate.

Response

Comment noted.

Appendix B

Review of Plans, Policies and Programmes

Review of plans, policies and programmes relevant to the preparation of the Cannock Chase Local Plan and the SA

International

IPCC's Sixth Assessment Report on Climate Change (IPCC, 2021/22) [See reference 1]

Objectives and Requirements

To limit and/or reduce all greenhouse gas emissions which contribute to climate change, and to adapt to the impacts of climate change.

How to incorporate into the Local Plan

The Local Plan should support reduction in emissions of greenhouse gases and adaptation to climate change impacts.

Implications for the SA

Include sustainability objectives to support reduction in emissions of greenhouse gases.

The Paris Agreement - UNFCCC (2015) [See reference 2]

Objectives and Requirements

International agreement to keep global temperature rise to below two degrees Celsius above pre-industrial levels.

How to incorporate into the Local Plan

The Local Plan should aim to reduce emissions and include greenhouse gas emissions.

Implications for the SA

Include sustainability objects to support the reduction in greenhouse gas emissions and mitigation to climate change.

Johannesburg Declaration on Sustainable Development (2002) [See reference 3]

Objectives and Requirements

Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all.

Renewable energy and energy efficiency. Accelerate shift towards sustainable consumption and production.

How to incorporate into the Local Plan

Ensure that site allocations and policies take account of the principles of the Declaration.

Implications for the SA

Include sustainability objectives to enhance the natural environment and promote renewable energy and energy efficiency.

Aarhus Convention (1998) [See reference 4]

Objectives and Requirements

Established a number of rights of the public with regard to the environment.

Local authorities should provide for:

- The right of everyone to receive environmental information
- The right to participate from an early stage in environmental decision making

Appendix B Review of Plans, Policies and Programmes

- The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.

How to incorporate into the Local Plan

Ensure that site allocations and policies take account of the principles of the Convention.

Implications for the SA

Ensure that public are involved and consulted at all relevant stages of SA production.

Relates to the overall SA process.

The 2030 Agenda for Sustainable Development (2015) [See reference 5]

Objectives and Requirements

Shared initiative to provide peace and prosperity for all people and the planet and includes 17 Sustainable Development Goals (SDGs) designed to achieve a better and more sustainable future.

How to incorporate into the Local Plan

Ensure Local Plan takes into account the principles of SDGs.

Implications for the SA

Include sustainability objectives relating to SDGs.

United Nations Declaration on Forests and Land Use (COP26 Declaration) [See reference 6]

Objectives and Requirements

International commitment to halt and reverse forest loss and land degradation by 2030 while delivering sustainable development and promoting an inclusive rural transformation.

How to incorporate into the Local Plan

Ensure Local Plan aims to halt and reverse forest loss and land degradation.

Implications for the SA

Include sustainability objectives relating to protecting and enhancing the natural environment.

International Agreement on Biological Diversity (1992) [See reference 7]

Objectives and Requirements

International commitment to biodiversity conservation through national strategies and action plans.

How to incorporate into the Local Plan

Ensure site allocations and policies take account of the conservation of biodiversity.

Implications for the SA

Include SA objectives on the conservation and enhancement of biodiversity.

United Nations (UNESCO) World Heritage Convention (1972) [See reference 8]

Objectives and Requirements

Promotes co-operation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for current and future generations.

How to incorporate into the Local Plan

Ensure site allocations and policies take account of the conservation of heritage.

Implications for the SA

Include SA objectives on the conservation and enhancement of heritage.

European

The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention) (1985) [see reference 9]

Objectives and Requirements

The main purpose of the convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage and to foster closer European co-operation in defence of heritage. Recognition that conservation of heritage is a cultural purpose and integrated conservation of heritage is an important factor in the improvement of quality of life.

How to incorporate into the Local Plan

Ensure site allocations and policies take account of the conservation of heritage.

Implications for the SA

Include SA objectives on the conservation and enhancement of heritage and decision making criteria on architectural heritage.

The European Convention on the Protection of Archaeological Heritage (Valetta Treaty) (1992) [see reference 10]

Objectives and Requirements

Agreement that the conservation and enhancement of an archaeological heritage is one of the goals of urban and regional planning policy. It is concerned in particular with the need for co-operation between archaeologists and planers to ensure optimum conservation of archaeological heritage.

How to incorporate into the Local Plan

Ensure site allocations and policies take account of the conservation of heritage.

Implications for the SA

The SA Framework should include an objective on the conservation and enhancement of heritage and decision making criteria on archaeological heritage.

European Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) (1979) [See reference 11]

Objectives and Requirements

International agreement with the aim of conserving and managing the use of wetlands and their resources.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the conservation and protection of biodiversity.

Implications for the SA

Include a sustainability objective for biodiversity.

Ramsar Convention on Wetlands of International Importance (1976) [See reference 12]

Objectives and Requirements

The Ramsar Convention is an international agreement with the aim of conserving and managing the use of wetlands and their resources.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the conservation and protection of wetlands.

Implications for the SA

Include a sustainability objective for biodiversity.

European Landscape Convention (Florence Convention) (2000) [See reference 13]

Objectives and Requirements

The convention promotes landscape protection, management and planning.

How to incorporate into the Local Plan

Ensure that site allocations and policies take account of the Convention.

Implications for the SA

Include sustainability objectives to protect the heritage value of landscapes.

National

Our Waste, Our Resources: A Strategy for England

[See reference 14]

Objectives and Requirements

Strategy sets out how we will preserve material resources by minimising waste, promoting resource efficiency and moving towards a circular economy in England.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Strategy as well as more detailed policies contained in national policy.

Implications for the SA

Include sustainability objectives to increase recycling and reduce the amount of waste.

The Waste (Circular Economy) (Amendment)

Regulations [See reference 15]

Objectives and Requirements

Seeks to prevent waste generation and to monitor and assess the implementation of measures included in waste prevention programmes. They set out requirements to justify not separating waste streams close to source for re-use, recycling or other recovery operations, prohibit incineration and landfilling of waste unless such treatment processes represent the best environmental outcome in accordance with the waste hierarchy. The Regulations set out when waste management plans and in waste prevention programmes are required. The Regulations focus on the circular economy as a means for businesses to maximise the value of waste and waste treatment.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Regulations as well as more detailed policies contained in national policy.

Implications for the SA

Include sustainability objectives to minimise the environmental impact of waste and promote recycling.

**The Conservation of Habitats and Species
(Amendment) (EU Exit) Regulations 2019 [See reference
16]**

Objectives and Requirements

Promote biodiversity through the conservation of natural habitats and species of wild fauna and flora, including birds. The Regulations lay down rules for the protection, management and exploitation of such habitats and species, including how adverse effects on such habitats and species should be avoided, minimised and reported. How to incorporate into the Local Plan.

The creation of a national site network within the UK territory comprising the protected sites already designated under the Nature Directives, and any further sites designated under these Regulations.

Implications for the SA

Include network objectives to protect and maintain the natural environment and important landscape features.

The Nitrate Pollution Prevention Regulations 2015

[See reference 17]

Objectives and Requirements

Provides for the designation of land as nitrate vulnerable zones and imposes annual limits on the amount of nitrogen from organic manure that may be applied or spread in a holding in a nitrate vulnerable zone. The Regulations also specify the amount of nitrogen to be spread on a crop and how, where and when to spread nitrogen fertiliser, and how it should be stored. It also establishes closed periods during which the spreading of nitrogen fertiliser is prohibited. How to incorporate into the Local Plan.

Allocate sites and develop policies that take account of the Regulations as well as more detailed policies derived from the Regulations contained in the NPPF and Natural England.

Implications for the SA

Include sustainability objectives to reduce nutrient pollution and achieve nutrient neutrality.

The Water Supply (Water Quality) Regulations (2016)

Objectives and Requirements

The Regulations focus on the quality of water for drinking, washing, cooking and food preparation, and for food production. Their purpose is to protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring it is clean.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Regulations.

Implications for the SA

Include sustainability objectives which seek to reduce water pollution.

The Environmental Permitting Regulations (2016) [See reference 18]

Objectives and Requirements

The Regulations streamline the legislative system for industrial and waste installations into a single permitting structure for those activities which have the potential to cause harm to human health or the environment. They set out how to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment and human health.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Regulations as well as more detailed policies contained in national policy.

Implications for the SA

Include sustainability objectives relating to reductions in waste and prevention of pollution.

The Urban Waste Water Treatment Regulations (2003) [See reference 19]

Objectives and Requirements

Protect the environment from the adverse effects of urban waste water discharges and certain industrial sectors, notably domestic and industrial waste

water. The regulations require the collection of waste water and specifies how different types of waste water should be treated, disposed and reused.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Regulations as well as more detailed policies contained in national policy. Set out policies that support the protection of water quality in the District.

Implications for the SA

Include sustainability objectives which seek to protect water quality.

Environmental Protection Act 1990

Objectives and Requirements

Makes provision for the improved control of pollution to the air, water and land by regulating the management of waste and the control of emissions. Seeks to ensure that decisions pertaining to the environment are made in an integrated manner, in collaboration with appropriate authorities, non-governmental organisations and other persons.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Act and support good outcomes in terms of reductions of air, water and land pollution.

Implications for the SA

Include sustainability objectives which seek to reduce air, water and land pollution.

Localism Act (2011) [See reference 20]

Objectives and Requirements

The Localism Act introduces a number of measures to decentralise decision making process to the local level, creating space for Local Authorities to lead and innovate, and giving people the opportunity to take control of decisions that matter to them. The Localism Act includes a number of important packages.

- The new act makes it easier for local people to take over the amenities they love and keep them part of local life;
- The act makes sure that local social enterprises, volunteers and community groups with a bright idea for improving local services get a chance to change how things are done.
- The act places significantly more influence in the hands of local people over issues that make a big difference to their lives.
- The act provides appropriate support and recognition to communities who welcome new development.
- The act reduces red tape, making it easier for authorities to get on with the job of working with local people to draw up a vision for their area's future.
- The act reinforces the democratic nature of the planning system passing power from bodies not directly to the public, to democratically accountable ministers.

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- The act enables Local Authorities to make their own decisions to adapt housing provision to local needs, and make the system fairer and more effective.
- The act gives Local Authorities more control over the funding of social housing, helping them plan for the long- term.

In relation to planning, the Localism Act enables the Government to abolish regional spatial strategies, introduce Neighbourhood Plans and Local Referendums.

How to incorporate into the Local Plan

The Local Plan will need to reflect the principles of Localism as identified in the document. The Local Plan will need to incorporate the concept of Neighbourhood Planning, with the intention of giving neighbourhoods far more ability to determine the shape of the places in which people live.

Implications for the SA

To ensure the concepts of the Localism Act are embedded within the SA framework.

Relates to the overall SA process.

National Planning Policy Framework (2023) [see reference 21]

Objectives and Requirements

Presumption in favour of sustainable development.

How to incorporate into the Local Plan

Development plan has a statutory status as the starting point for decision making.

Implications for the SA

Sustainability appraisal should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.

Objectives and Requirements

Delivering a sufficient supply of homes.

How to incorporate into the Local Plan

Development plans should be informed by a local housing need assessment, conducted using the standard method in national planning guidance.

Implications for the SA

The SA Report should include a sustainability objective / appraisal question relating to the supply of housing.

Objectives and Requirements

Building a strong, responsive and competitive economy.

How to incorporate into the Local Plan

Set out clear economic visions for that particular area.

Implications for the SA

Include a sustainability objective relating to strengthening the economy.

Objectives and Requirements

Ensuring vitality of town centres.

How to incorporate into the Local Plan

Recognise town centres as the heart of their communities.

Implications for the SA

Include a sustainability objective relating to the vitality of town centres.

Objectives and Requirements

Promoting healthy and safe communities.

How to incorporate into the Local Plan

The plan should be set out to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.

Implications for the SA

The SA Report should include a sustainability objective / appraisal question relating to the promotion of healthy and safe communities.

Objectives and Requirements

Promoting sustainable transport.

How to incorporate into the Local Plan

To implement sustainable transport modes depending on nature/location of the site, to reduce the need for major transport infrastructure.

Implications for the SA

Include a sustainability objective relating to sustainable transport.

Objectives and Requirements

Supporting high quality communications infrastructure.

How to incorporate into the Local Plan

Enhance the provision of local community facilities and services by supporting the expansion of electronic communications networks.

Implications for the SA

Include a sustainability objective relating to improving communication.

Objectives and Requirements

Making effective use of land.

How to incorporate into the Local Plan

The plan should seek to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Implications for the SA

The SA Report should include a sustainability objective / appraisal question relating to the use of previously developed land.

Objectives and Requirements

Achieving well-designed places.

How to incorporate into the Local Plan

The plan should set out a clear design vision and reflect current national guidance (National Design Guide and the National Model Design Code) – design policies should reflect local aspirations and be grounded in an understanding of each area’s defining characteristics.

Implications for the SA

The SA Report should include a sustainability objective / appraisal question relating to good design.

Objectives and Requirements

Protecting Green Belt Land.

How to incorporate into the Local Plan

To prevent urban sprawl by keeping land permanently open.

Implications for the SA

Include a sustainability objective relating to urban sprawl.

Objectives and Requirements

Meeting the challenge of climate change, flooding, and coastal change.

How to incorporate into the Local Plan

The plan should take into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overeating from rising temperatures.

Implications for the SA

Include a sustainability objective relating to climate change mitigation and adaption.

Objectives and Requirements

Conserving and enhancing the natural environment.

How to incorporate into the Local Plan

The plan should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Implications for the SA

Include a sustainability objective relating to the conservation and enhancement of the natural environment.

Objectives and Requirements

Conserving and enhancing the historic environment.

How to incorporate into the Local Plan

The plan should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

Implications for the SA

Include a sustainability objective relating to the conservation and enhancement of historic features.

Objectives and Requirements

Facilitating the use of sustainable minerals.

How to incorporate into the Local Plan

Encourage prior extraction of minerals where practicable and environmentally feasible.

Implications for the SA

Include a sustainability objective relating to avoiding sterilisation of identified, viable mineral reserves.

National Planning Practice Guidance [See reference 22]

Objectives and Requirements

Provides further guidance to be read alongside the NPPF on a range of topics that link to the promotion of sustainable development including:

- Air quality
- Climate change
- Conserving and enhancing the historic environment
- Flood risk
- Health and well being
- Housing and economic development
- Historic environment
- Natural environment
- Minerals
- Rural housing
- Open space
- Transport
- Waste
- Water supply, wastewater and water quality

How to incorporate into the Local Plan

The NPPG sets out a range of social, economic and environmental considerations for the preparation of the plan. It also includes information on preparation of plans which can be taken into consideration.

Implications for the SA

The principles and requirements of national policy will need to be embedded within the SA framework and appraisal.

The Environment Act 2021 [See reference 23]

Objectives and Requirements

Sets statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water, and resource efficiency and waste reduction.

How to incorporate into the Local Plan

The Local Plan will seek to ensure policies that follow the legislation and targets set out in the Environment Act.

Implications for the SA

Include sustainability objectives covering air quality, biodiversity, water, and resource efficiency and waste reduction.

Environmental Improvement Plan 2023

Objectives and Requirements

The Environmental Improvement Plan 2023 for England is the first revision of the 25 Year Environment Plan. It builds on the vision of 25 Year Environment Plan with a new plan setting out how Defra will work with landowners, communities and businesses to deliver each of its goals for improving the environment, matched with interim targets to measure progress. Under the plan the Government will protect 30% of England's land and sea for nature.

How to incorporate into the Local Plan

The Local Plan should support the conservation of the natural environment and biodiversity.

Implications for the SA

The SA Report should include a sustainability objective / appraisal question relating to the natural environment and biodiversity.

National Design Guide (2021) [See reference 24]

Objectives and Requirements

Sets out priorities for well-designed places in the form of ten characteristics: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

How to incorporate into the Local Plan

The Local Plan should help to deliver well-designed places.

Implications for the SA

The SA Report should include a sustainability objective / appraisal question relating to good design.

The Levelling Up White Paper (2022) [See reference 25]

Objectives and Requirements

Sets out how the UK Government will spread opportunity more equally across the UK. It has 12 UK-wide missions to be achieved by 2030:

- Improve local public transport connectivity across the county, closer to the standards of London;
- The gap in Healthy Life Expectancy (HLE) between local areas where it is highest and lowest will have narrowed, and by 2035 HLE will rise by five years.
- Well-being will have improved in every area of the UK, with the gap between top performing and other areas closing.
- Homicide, serious violence, and neighbourhood crime will have fallen, focused on the worst-affected areas.
- Pride in place, such as people's satisfaction with their town centre and engagement in local culture and community, will have risen in every area of the UK, with the gap between the top performing and other areas closing.

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- The number of primary school children achieving the expected standard in reading, writing and maths will have significantly increased. In England, this will mean 90% of children will achieve the expected standard, and the percentage of children meeting the expected standard in the worst performing areas will have increased by over a third.
- Renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the Government's ambition is for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas.
- Pay, employment and productivity will have risen in every area of the UK, with each containing a globally competitive city, with the gap between the top performing and other areas closing.
- The number of people successfully completing high-quality skills training will have significantly increased in every area of the UK. In England, this will lead to 200,000 more people successfully completing high-quality skills training annually, driven by 80,000 more people completing courses in the lowest skilled areas.
- Domestic public investment in Research & Development outside the Greater South East will increase by at least 40% and at least one third over the Spending Review period, with that additional government funding seeking to leverage at least twice as much private sector investment over the long term to stimulate innovation and productivity growth.
- Every part of England that wants one will have a devolution deal with powers at or approaching the highest level of devolution and a simplified, long-term funding settlement.
- The UK will have nationwide gigabit-capable broadband and 4G coverage, with 5G coverage for the majority of the population.

How to incorporate into the Local Plan

The Local Plan will need to take account of the aims outlined in the Levelling Up White Paper.

Implications for the SA

The SA should include sustainability objectives relating to health and wellbeing, social inclusion, sustainable transport, economic growth, employment.

The Levelling Up and Regeneration Act (2023)

Sets out the direction for planning, making provisions to support the levelling-up agenda. As part of this, it seeks to streamline the planning process, including through a reform of existing EU-generated systems of SA/SEA, Habitats Regulations Assessment (HRA) and Environmental Impact Assessment (EIA), which will eventually be replaced by a simpler process known as 'Environmental Outcomes Reports'. However, secondary legislation is required to introduce the new regime and at present the requirement to undertake SEA remains in force.

How to incorporate into the Local Plan

The Local Plan will need to take account of the aims of the levelling-up agenda.

Implications for the SA

The SA should include sustainability objectives relating to health and wellbeing, social inclusion, sustainable transport, economic growth, employment.

Housing and Planning Act (2016) [See reference 26]

Objectives and Requirements

The Act makes widespread changes to housing policy at the national level. Measures introduced in the Act relate to starter homes, and permitting the sale of higher value local authority homes. Starter homes are the new affordable housing product designed by the government to specifically meet the housing needs of younger generations and to allow them to access home-ownership. The overarching aim of the Act is to promote home ownership and increase levels of house building.

How to incorporate into the Local Plan

The Local Plan will need to take account of the provisions of the Act in relation to housing provision.

Implications for the SA

Include a sustainability objective relating to the provision of an appropriate range of housing within the District.

Housing White Paper (Fixing our broken housing market) (2017) [See reference 27]

Objectives and Requirements

The emphasis of the Paper is on four areas:

- Local Planning Authorities planning for the right homes in the right places.
- Building homes faster.

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- Diversifying the housing market.
- Helping people right now to invest in affordable homes.

How to incorporate into the Local Plan

The Local Plan will need to take account of the changes proposed in the White Paper. Greater clarity required in respect of Objectively Assessed Housing Need, delivery rates, the process of plan making, generation of new communities.

Implications for the SA

Include sustainability objectives relating to housing provision, community facilities and services.

Part of the Housing White Paper (Fixing our broken housing market): Planning for the right homes in the right place - consultation proposals (2017)

Objectives and Requirements

The consultation document sets out a number of proposals to reform the planning system to increase the supply of new homes and increase local authority capacity to manage growth.

Proposals include:

- A standard method for calculating local authorities' housing need.

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- How neighbourhood planning groups can have greater certainty on the level of housing need to plan for.
- A statement of common ground to improve how local authorities work together to meet housing and other needs across boundaries.
- Making the use of viability assessments simpler, quicker and more transparent.
- Increased planning application fees in those areas where local planning authorities are delivering the homes their communities need.

It also includes a 'Housing need consultation data table' which sets out the housing need for each local planning authority using the proposed method, how many homes every place in the country is currently planning for, and, where available, how many homes they believe they need.

How to incorporate into the Local Plan

The objectively assessed need for housing will need to be based on the new standardised methodology for calculating housing need.

Implications for the SA

Include sustainability objectives relating to new housing provision and the local authority's capacity to manage growth.

Homes England Strategic Plan 2023 to 2028 [see reference 28]

Objectives and Requirements

Sets out to support Homes England mission to drive regeneration and housing delivery to create high-quality homes and thriving places.

How to incorporate into the Local Plan

The Local Plan will need to take account of the provisions of the Strategic Plan in relation to housing provision.

Implications for the SA

Include sustainability objectives relating to new housing provision and the local authority's capacity to manage growth.

National Planning Policy for Waste (2014) [See reference 29]

Objectives and Requirements

Sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. Replaces Planning Policy Statement 10.

How to incorporate into the Local Plan

The Local Plan should be in conformity with national waste planning policy.

Implications for the SA

Include a sustainability objective relating to waste generation and management.

Planning Policy for Traveller Sites (2015) [see reference 30]

Objectives and Requirements

The Governments planning policy for Traveller sites which aims to:

- Ensure local planning authorities make their own assessment of need.
- Work collaboratively to meet need through identification of land setting pitch and plot targets.
- Plan for sites over a reasonable timescale.
- Protect Green Belt from inappropriate development.
- Promote more private Traveller site provision.
- Reduce number of unauthorised developments.
- Include fair, inclusive and realistic policies in Local Plans.
- Increase the number of sites in appropriate locations.
- Reduce tension between Travellers and settled communities in planning decisions.

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- Ensure accessibility to services and facilities.
- Protect the local environment and amenity.

How to incorporate into the Local Plan

The Local Plan should include any policies and site allocations needed to support Gypsy and Travellers.

Implications for the SA

Ensure the requirements of national planning guidance are reflected in the SA Framework.

Select Committee on Public Service and Demographic Change report Ready for Ageing? [See reference 31]

Objectives and Requirements

The report warns that society is underprepared for the ageing population. The report states “longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises”. The report highlights the under provision of specialist housing for older people and the need to plan for the housing needs of the older population as well as younger people.

How to incorporate into the Local Plan

Ensure that site allocations and policies take into account the ageing population including through support for suitable services and facilities, housing provision and design requirements.

Implications for the SA

Include sustainability objectives that promote the delivery of services and facilities and suitable housing for all sections of the community.

Fair Society, Healthy Lives [See reference 32]

Objectives and Requirements

Investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is “overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities”. Marmot Review 10 Years On (2020) [See reference 33] revisits Fair Society, Healthy Lives. It found that, since 2010, life expectancy in England has stalled, which suggests society has stopped improving. In addition, there are marked regional differences in life expectancy – the more deprived the area, the shorter the life expectancy. Mortality rates are increasing in those aged 45-49, child poverty has increased and there is a housing crisis and rise in homelessness.

How to incorporate into the Local Plan

Ensure that site allocations and policies will contribute to improving health inequalities England.

Implications for the SA

Include sustainability objectives that seek to improve health outcomes.

The Clean Air Strategy (2019) [See reference 34]

Objectives and Requirements

The Clean Air Strategy 2019 sets out actions to improve air quality by reducing pollution from a wide range of sources, across all parts of Government and society.

How to incorporate into the Local Plan

Ensure that site allocations and policies will contribute to maintaining and improving air quality.

Implications for the SA

Include sustainability objectives to protect and improve air quality.

Improving air quality in the UK: tackling nitrogen dioxide in our towns and cities: Draft UK Air Quality Plan for tackling nitrogen dioxide (2017) [See reference 35]

Objectives and Requirements

The Plan provides an overview of actions that the UK Government plans to take to achieve reduction of harmful air pollution, particularly nitrogen dioxide.

Proposes reducing air pollution is via charging Clean Air Zones (CAZs) – areas in which emission standards determine whether a vehicle's owner must pay a charge to enter.

How to incorporate into the Local Plan

Ensure that site allocations and policies will contribute to maintaining and improving air quality.

Implications for the SA

Include sustainability objectives to protect and improve air quality.

DEFRA UK plan for tackling roadside nitrogen dioxide concentrations (2017) [See reference 36]

Objectives and Requirements

Statutory air quality plan for nitrogen dioxide (NO₂), setting out how the UK will be reducing roadside nitrogen dioxide concentrations.

How to incorporate into the Local Plan

Ensure that site allocations and policies will contribute to maintaining and improving air quality.

Implications for the SA

Include sustainability objectives to protect and improve air quality.

The UK Climate Change Risk Assessment (2022) [see reference 37]

Objectives and Requirements

- The Climate Change Act requires the Government to compile every five years its assessment of the risks and opportunities arising for the UK from climate change. The risk assessment considers sixty-one UK-wide climate risks and opportunities cutting across multiple sectors of the economy and prioritises the following eight risk areas for action in the next two years: risks to the viability and diversity of terrestrial and freshwater habitats and species from multiple hazards
- risks to soil health from increased flooding and drought
- risks to natural carbon stores and sequestration from multiple hazards

Appendix B Review of Plans, Policies and Programmes

- risks to crops, livestock and commercial trees from multiple climate hazards
- risks to supply of food, goods and vital services due to climate-related collapse of supply chains and distribution networks
- risks to people and the economy from climate-related failure of the power system
- risks to human health, wellbeing and productivity from increased exposure to heat in homes and other buildings
- multiple risks to the UK from climate change impacts overseas

How to incorporate into the Local Plan

The Local Plan should acknowledge the eight priority areas identified and ensure that policies and site allocations help to address such matters, rather than increasing the risks.

Implications for the SA

Include sustainability objectives relating to the eight urgent climate change risks identified in the assessment.

The Energy Efficiency Strategy (2012) [See reference 38]

Objectives and Requirements

The Strategy aims to realise the wider energy efficiency potential that is available in the UK economy by maximising the potential of existing dwellings

by implementing 21st century energy management initiatives on 19th century homes.

How to incorporate into the Local Plan

The Local Plan should reflect the aims of the Strategy.

Implications for the SA

The SA will need to consider objectives in relation to making older homes more energy efficient.

The National Flood and Coastal Erosion Risk Management Strategy for England (2020) [See reference 39]

Objectives and Requirements

This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities. The strategic aims and objectives of the Strategy are to:

- Manage the risk to people and their property.
- Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national.
- Achieve environmental, social and economic benefits, consistent with the principles of sustainable development.

How to incorporate into the Local Plan

Ensure site allocations and policies take account of flooding and coastal erosion.

Implications for the SA

The SA Report should include sustainability objectives/ appraisal questions relating to the management of flooding and coastal erosion.

The Climate Change Act 2008 [See reference 40]

Objectives and Requirements

The Climate Change Act sets targets for UK greenhouse gas emission reductions of at least 80% by 2050 and CO2 emission reductions of at least 26% by 2015, against a 1990 baseline.

How to incorporate into the Local Plan

The Local Plan should support a reduction in emissions of greenhouse gases.

Implications for the SA

Include sustainability objectives to support reduction in emissions of greenhouse gases.

Planning and Energy Act [see reference 41]

Objectives and Requirements

The enables local planning authorities to set requirements for carbon reduction and renewable energy provision. It should be noted that while the Housing Standards Review proposed to repeal some of these provisions, at the time of writing there have been no amendments to the Planning and Energy Act.

How to incorporate into the Local Plan

The Local Plan should support reduction in emissions of greenhouse gases.

Implications for the SA

Include sustainability objectives to support reduction in emissions of greenhouse gases.

The Environmental Noise Regulations (2018) [see reference 42]

Objectives and Requirements

Apply to environmental noise, mainly from transport. The regulations require regular noise mapping and action planning for road, rail and aviation noise and noise in large urban areas. They also require Noise Action Plans based on the maps for road and rail noise and noise in large urban areas.

How to incorporate into the Local Plan

The Local Plan should be in conformity with national environmental noise regulations.

Implications for the SA

The SA will need to consider objectives in relation to noise pollution.

The Industrial Decarbonisation Strategy (2021) [see reference 43]

Objectives and Requirements

Aims to support existing industry to decarbonise and encourage growth of new, low carbon industries to protect and create skilled jobs and businesses in the UK.

How to incorporate into the Local Plan

The policies will need to encourage economic growth across the whole plan area and take account of changing economic conditions and requirements to support businesses and enterprises.

Implications for the SA

The SA will need to consider objectives in relation to economic growth and emissions reductions.

Laying the Foundations: A Housing Strategy for England (2011) [See reference 44]

Objectives and Requirements

The Housing Strategy sets out a package of reforms to :

- Get the housing market moving again
- Lay the foundations for a more responsive, effective and stable housing market in the future
- Support choice and quality for tenants
- Improve environmental standards and design quality. The new strategy addresses concerns across the housing market making it easier to secure mortgages on new home, improving fairness in social housing and ensuring homes that have been left empty for years and are lived in once again.

There is the target to deliver up to 100,000 new homes by freeing up public sector land with Build Now, pay later deals.

How to incorporate into the Local Plan

The Local Plan needs to include policies that help in the delivery of housing.

Implications for the SA

Include a sustainability objective relating to housing provision.

UK Government Sustainable Development Strategy: Securing the Future (2005) [See reference 45]

Objectives and Requirements

The Strategy sets out 5 principles for sustainable development:

- Living within environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

The strategy sets four priorities for action:

- Sustainable consumption and production;
- Climate change and energy;
- Natural resource protection and environmental enhancement;
- Sustainable communities

The strategy commits to:

- A programme of community engagement;
- Forums to help people live sustainable lifestyles;
- Open and innovative ways for stakeholders to influence decision; educating and training

How to incorporate into the Local Plan

The Local Plan should seek to deliver sustainable communities. These are places which:

- Meet the diverse needs of existing and future residents
- People want to live and work in
- Are sensitive to their environment
- Contribute to a high quality of life
- Are safe and inclusive
- Are well planned, built and run; and
- Offer equality of opportunity and good services for all

Implications for the SA

To ensure that the requirements of the Strategy are embedded within the SA framework.

The Government's Statement on the Historic Environment for England [See reference 46]

Objectives and Requirements

Ensure site allocations and policies take account of the conservation of heritage.

How to incorporate into the Local Plan

The Local Plan will seek to ensure that policies reflect the conservation and protection of heritage and archaeological assets.

Implications for the SA

Include SA objectives on the conservation and enhancement of heritage.

Historic Buildings and Ancient Monuments Act 1953

[See reference 47]

Objectives and Requirements

Act of Parliament that makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

How to incorporate into the Local Plan

The Local Plan will seek to ensure that policies reflect the conservation and protection of heritage and archaeological assets., including parks, gardens and battlefields.

Implications for the SA

The SA should ensure the concept of the Historic Buildings and Archaeological Act is reflected through SA objectives and appraisal questions.

Ancient Monuments and Archaeological Act (1979)

[See reference 48]

Objectives and Requirements

The act makes provision for the investigation, preservation and recording of matters regarding historic or archaeological interest and for the regulation of operations and/or activities affecting them.

How to incorporate into the Local Plan

The Local Plan will seek to ensure policies that reflect the conservation and protection of heritage and archaeological assets.

Implications for the SA

The SA should ensure the concept of the Ancient Monuments and Archaeological Act is reflected through SA objectives and appraisal questions.

The Heritage Statement (2017) [See reference 49]

Objectives and Requirements

Sets out how the Government will support the heritage sector and help it to protect and care for our heritage and historic environment, in order to maximise the economic and social impact of heritage and to ensure that everyone can enjoy and benefit from it.

How to incorporate into the Local Plan

The Local Plan should contain a planning framework which safeguards the historic environment.

Implications for the SA

Include a sustainability objective relating to the historic environment.

Historic England Corporate Plan 2023 to 2026 (2023)

[See reference 50]

Objectives and Requirements

The plan sets out Historic England's purpose, vision and values. Three areas of purpose are also included:

- Creation of thriving places.
- Supporting connected communities by discovering and celebrating local heritage and by protecting the character of historic places.
- Inspiring and equipping people to take action in support of the places they care about.

How to incorporate into the Local Plan

The Local Plan should contain a planning framework which safeguards the historic environment.

Implications for the SA

Include a sustainability objective relating to the historic environment.

Energy White Paper: Powering our net zero future (2020) [See reference 51]

Objectives and Requirements

The white paper addresses the transformation of the UKs energy system, promoting high-skilled jobs and clean, resilient economic growth during its transition to net-zero emissions by 2050.

How to incorporate into the Local Plan

The Local Plan and its policies need to promote development that is energy efficient and increases the use and/ or availability of renewable energy.

Implications for the SA

Include a sustainability objective relating to energy efficiency.

The Carbon Plan: Delivery our Local Carbon Future (2011) [See reference 52]

Objectives and Requirements

The Carbon Plan sets out the government's plans for achieving the emissions reductions it committed to in the first four carbon budgets.

Emissions in the UK must, by law, be cut by at least 80% of 1990 by 2050. The UK was first to set its ambition in law and the Plan sets out progress to date.

How to incorporate into the Local Plan

The Cannock Chase Local Plan will need to include policies that reflect the targets within the Carbon Plan.

Implications for the SA

Include a sustainability objective relating to greenhouse gas emissions.

The Third National Adaptation Programme (NAP3) and the Fourth Strategy for Climate Adaptation Reporting (2023) [See reference 53]

Objectives and Requirements

- Sets out the UK government's vision for climate change adaptation. This is for a country that effectively plans for and is fully adapted to the changing climate, with resilience against each of the identified climate risks..

How to incorporate into the Local Plan

The Cannock Chase Local Plan will need to include policies that address climate change risks.

Implications for the SA

Include a sustainability objective relating to climate change adaptation.

Decarbonising Transport: Setting the Challenge (2020) [See reference 54]

Objectives and Requirements

The Transport Decarbonisation Plan sets out actions for government, businesses and society to significantly reduce carbon emissions from across every single mode of transport by 2050.

Six strategic priorities for the Transport Decarbonisation Plan include:

- Accelerating modal shift to public and active transport;
- Decarbonisation of road vehicles;
- Decarbonising how we get our goods;
- Place-based solutions;
- UK as a hub for green transport technology and innovation; and
- Reducing carbon in a global economy.

How to incorporate into the Local Plan

The Cannock Chase Local Plan policies should consider the need to promote decarbonisation of transport across all modes of transport.

Implications for the SA

Include a sustainability objective relating to sustainable and active transport.

Decarbonising Transport: A Better, Greener Britain (2021) [See reference 55]

Objectives and Requirements

The Transport Decarbonisation Plan sets out the Government's commitments and the actions needed to decarbonise the entire transport system in the UK. It follows on from the Decarbonising Transport: Setting the Challenge report published in 2020. The DPT sets out how the government will improve public transport and increase support for active travel, as well as creating a net zero rail network by 2050, ensuring net zero domestic aviation emissions by 2040, and a transition to green shipping.

How to incorporate into the Local Plan

The Local Plan policies should consider the need to promote decarbonisation of transport across all modes of transport.

Implications for the SA

Include a sustainability objective relating to sustainable and active transport.

Safeguarding our Soils - A Strategy for England (2011) [See reference 56]

Objectives and Requirements

Current practices focus on protecting English soils and the important ecosystem services they provide. Research is focused on addressing evidence gaps to adapt and refine these policies in order to strengthen protection and their resilience as the climate changes. A Soil Strategy for England sets out the current policy context on soils and a number of core objectives for policy and research.

How to incorporate into the Local Plan

The Cannock Chase Local Plan will need to include policies on the safeguarding of soils.

Implications for the SA

Include a sustainability objective relating to soils.

Agriculture Act 2020 [See reference 57]

Objectives and Requirements

Sets out how farmers and land managers in England will be rewarded in the future with public money for “public goods” – such as better air and water quality, thriving wildlife, soil health, or measures to reduce flooding and tackle the effects of climate change, under the Environmental Land Management Scheme. These incentives will provide a vehicle for achieving the goals of the government’s 25 Year Environment Plan and commitment to reach zero emissions by 2050. The Act will help farmers to stay competitive, increase productivity, invest in new technology and seek a fairer return from the marketplace.

How to incorporate into the Local Plan

The Local Plan should consider policies that will support sustainable agricultural practices.

Implications for the SA

Include a sustainability objective relating to the protection and enhancement of biodiversity, emissions reductions and economic growth in the context of agricultural practices.

Agricultural Transition Plan 2021-2024 (2021) [See reference 58]

Objectives and Requirements

Aims to drive competitiveness, increase productivity, reduce carbon emissions, and generate fairer returns across the agricultural industry. The Transition Plan introduces several new schemes to improve the environment, animal health and welfare, and farm resilience and productivity.

How to incorporate into the Local Plan

The Local Plan should consider sustainable agricultural practices.

Implications for the SA

Include a sustainability objective relating to the protection and enhancement of biodiversity, emissions reductions and economic growth.

UK Industrial Strategy: Building a Britain fit for the future (2018) [See reference 59]

Objectives and Requirements

Lays down a vision and foundations for a transformed economy. Areas including artificial intelligence and big data; clean growth; the future of mobility; and meeting the needs of an ageing society are identified as the four 'Grand Challenges' of the future.

How to incorporate into the Local Plan

The Cannock Chase Local Plan policies will need to reflect the ambitions set out within the plan for future growth.

Implications for the SA

Include a sustainability objective relating to economic growth.

Build Back Better: Our Plan for Growth (2021) [See reference 60]

Objectives and Requirements

Sets out a plan to 'build back better' tackling long-term problems to deliver growth that delivers high-quality jobs across the UK while supporting the transition to net zero. This will build on three core pillars of growth: infrastructure, skills and innovation.

How to incorporate into the Local Plan

The Cannock Chase Local Plan policies will need to reflect the ambitions set out within the plan for growth 2021.

Implications for the SA

Include a sustainability objective relating to promoting sustainable economic growth.

Build Back Better: Our Plan for Health and Social Care (2022) [See reference 61]

Objectives and Requirements

Provides an overview of how issues such as electives backlog in the NHS will be tackled, in addition to setting out details of the plan for adult social care in England, including a cap on social care costs and how financial assistance will work for those without substantial assets. It covers wider support that the government will provide for the social care system, and how the government will improve the integration of health and social care.

How to incorporate into the Local Plan

The Local Plan policies will need to reflect the ambitions set out within the plan for growth.

Implications for the SA

Include a sustainability objective relating to health.

COVID-19 Mental Health and Wellbeing Recovery Action Plan [See reference 62]

Objectives and Requirements

Sets out what the government will do to help promote positive mental health and supporting people living with mental illness to recover and live well.

How to incorporate into the Local Plan

The Local Plan policies will need to reflect the ambitions set out within the plan.

Implications for the SA

Include a sustainability objective relating to health.

Policy Paper: Planning for the Future White Paper

[See reference 63]

Objectives and Requirements

Sets out a series of potential reforms to the English planning system, to deliver growth faster. The White Paper focuses on the following:

- Simplifying the role of Local Plans and the process of producing them.
- Digitising plan-making and development management processes.
- Focus on design, sustainability and infrastructure delivery.
- Nationally determined, binding housing requirements for local planning authorities to deliver through Local Plans

How to incorporate into the Local Plan

The Local Plan policies will need to reflect the ambitions set out within the Future White Paper.

Implications for the SA

Include a sustainability objective relating to achieving sustainable growth that meets the needs of all sections of the community.

The Charter for Social Housing Residents: Social Housing White Paper (2020) [See reference 64]

Objectives and Requirements

Sets out the Government's actions to ensure residents in social housing are safe, listened to, live in good quality homes and have access to redress when things go wrong.

How to incorporate into the Local Plan

The Local Plan policies will need to reflect the ambitions set out within the White Paper.

Implications for the SA

Include a sustainability objective relating to affordable and social housing provision.

Policy Paper: A Fairer Private Rented Sector [see reference 65]

Objectives and Requirements

This White Paper sets out the government's plans to reform the private rented sector and level up housing quality.

How to incorporate into the Local Plan

The Local Plan policies will need to reflect the ambitions set out within the White Paper

Implications for the SA

Include a sustainability objective relating to housing provision of different tenures.

Public Health England Strategy 2020-2025 [see reference 66]

Objectives and Requirements

Identifies PHE's priorities upon which to focus over this five-year period to protect people and help people to live longer in good health.

How to incorporate into the Local Plan

The Local Plan policies will need to reflect the ambitions set out within the Public Health England Strategy.

Implications for the SA

Include a sustainability objective relating to health and wellbeing.

Lifetime Neighbourhoods (2011) [See reference 67]

Objectives and Requirements

This document is a national strategy for housing in an ageing society. It seeks to support residents to develop lifetime neighbourhoods in terms of resident empowerment, access, services and amenities, built and natural environment, social networks/wellbeing and housing.

How to incorporate into the Local Plan

The policies and site allocations will need to reflect the requirements set out within the national strategy.

Implications for the SA

Include a sustainability objective relating to the creation of sustainable communities.

UK Bioenergy Strategy (2012) [See reference 68]

Objectives and Requirements

The UK Government has a responsibility to ensure that its policies only support bioenergy use in the right circumstances. This strategy is based on four principles which will act as a framework for future government policy on bioenergy.

In summary the four principles state that:

- Policies that support bioenergy should deliver genuine carbon reductions that help meet UK carbon emissions objectives to 2050 and beyond.
- Support for bioenergy should make a cost effective contribution to UK carbon emission objectives in the context of the overall energy goals.
- Support for bioenergy should aim to maximise the overall benefits and minimise costs (quantifiable and non-quantifiable) across the economy.
- At regular time intervals and when policies promote significant additional demand for bioenergy in the UK, beyond that envisaged by current use, policy makers should assess and respond to the impacts of this increased deployment on other areas, such as food security and biodiversity.

How to incorporate into the Local Plan

The principles of the Bioenergy Strategy 2012 will need to be reflected within the Cannock Chase Local Plan policies.

Implications for the SA

Include a sustainability objective relating to energy efficiency and climate change.

Plan for water: Our integrated plan for delivering clean and plentiful water (2023) [See reference 69]

Objectives and Requirements

Sets out how the Government wishes to transform the management of the water system, deliver cleaner water for nature and people, and secure a plentiful water supply..

How to incorporate into the Local Plan

Policies should aim to contribute to the vision set out in this Strategy.

Implications for the SA

Include SA objectives which seek to protect, manage and enhance the water environment.

The Water Environment Regulations [See reference 70]

Objectives and Requirements

Protects inland surface waters, transitional waters, coastal waters and groundwater, and outlines the associated river basin management process. These Regulations establish the need to prevent deterioration of waterbodies and to protect, enhance and restore waterbodies with the aim of achieving good ecological and chemical status.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Regulations as well as more detailed policies derived from the Regulations contained in the NPPF.

Implications for the SA

Include sustainability objectives to protect and minimise the impact on water quality.

The UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations (2017) [See reference 71]

Objectives and Requirements

Provides the Government's ambition and actions for delivering a better environment and cleaner air, including £1 billion investment in ultra-low emission vehicles (ULEVs), a £290 million National Productivity Investment Fund, a £11 million Air Quality Grant Fund and £255 million Implementation Fund to help local authorities to prepare Air Quality Action Plans and improve air quality, an £89 million Green Bus Fund, £1.2 billion Cycling and Walking Investment Strategy and £100 million to help improve air quality on the National road network.

How to incorporate into the Local Plan

The principles of the Plan will need to be reflected within the Cannock Chase Local Plan policies.

Implications for the SA

Include a sustainability objective relating to air quality.

The Climate Change Act (2008) [See reference 72]

Objectives and Requirements

The Climate Change Act was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also strengthened the UK's leadership internationally by highlighting the role it would take in contributing to urgent collective action to tackle climate change under the Kyoto Protocol.

The Climate Change Act includes the following:

- 2050 target. The act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels. This target was based on advice from the CCC report: Building a Low- carbon Economy. The 80% target includes GHG emissions from the devolved administrations, which currently accounts for around 20% of the UK's total emissions.
- Carbon Budgets. The Act requires the Government to set legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The first four carbon budgets have been put into legislation and run up to 2027.

How to incorporate into the Local Plan

The Cannock Chase Local Plan policies must reflect the objectives of The Climate Change Act, in order to contribute to reducing UK carbon emissions.

Implications for the SA

Include a sustainability objective relating to climate change.

Sustainability Appraisal and Strategy Environmental Assessment: Historic England Advice Note 8 (2016)

[See reference 73]

This is prepared as part of the Historic England's series of Advice Notes. Historic England have also prepared a number of Good Practice Advice documents which address plan-making and decision-taking, and other issues which are important in good decision-making affecting heritage assets.

Objectives and Requirements

Advice Note 8 offers advice on heritage considerations during the Sustainability Appraisal and Strategic Environmental Assessment processes. It also advises on the implementation of historic environment legislation, relevant policy in the National Planning Policy Framework and the related guidance provided in the Planning Practice Guidance as well as the Marine Policy Statement.

How to incorporate into the Local Plan

The Cannock Chase Local Plan policies will need to ensure that they protect the District's historic environment, including designated heritage assets.

Implications for the SA

Include a sustainability objective relating to cultural heritage.

The air quality strategy for England (2023) [See reference 74]

Objectives and Requirements

The Air Quality Strategy sets out Defra's framework for local authorities to make best use of their powers and make air quality improvements for their communities.

How to incorporate into the Local Plan

The Cannock Chase Local Plan policies will need to work towards further improving air quality in the UK.

Implications for the SA

Include a sustainability objective relating to air quality.

The Air Quality Standards Regulations [See reference 75]

Objectives and Requirements

Sets out limits on concentrations of outdoor air pollutants that impact public health, most notably particulate matter (PM₁₀ and PM_{2.5}) and nitrogen dioxide (NO₂). It also set out the procedure and requirements for the designation of Air Quality Management Areas (AQMAs).

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Regulations as well as more detailed policies derived from the Regulations contained in the NPPF.

Implications for the SA

Include sustainability objectives to maintain and enhance air quality.

Working with the grain of nature – A Biodiversity Strategy for England (2011) [See reference 76]

Objectives and Requirements

This Strategy seeks to protect and improve the rural, urban, marine and global environment and lead on the integration of these with other policies across Government and internationally.

How to incorporate into the Local Plan

The Local Plan should minimise loss of biodiversity when allocating sites for development.

Implications for the SA

Include a sustainability objective relating to the protection and enhancement of biodiversity.

Energy Act (2008) [See reference 77]

Objectives and Requirements

The Act works towards a number of policy objectives including carbon emissions reduction, security of supply, and competitive energy markets.

Objectives: Electricity from Renewable Sources: changes to Renewables

Obligation

(RO), designed to increase renewables generation, as well as the effectiveness of the RO.

Feed in tariffs for small scale, low carbon generators of electricity. Smart meters: the Act mandates a roll-out of smart meters to medium sized businesses over the next five years.

Renewable heat incentives: the establishment of a financial support mechanism for those generating heat from renewable sources.

How to incorporate into the Local Plan

Policies and site allocations will have to ensure a positive contribution in meeting the climate change challenge by capitalising on renewable and low carbon energy opportunities and adaptation measures which reduce the threat of climate change.

Implications for the SA

Include a sustainability objective relating to energy efficiency and climate change.

Natural England Green Infrastructure Framework (2021) [See reference 78]

Objectives and Requirements

Promotes the greening of towns and cities and connections with the surrounding landscapes. Supports local planning authorities meet requirements in the NPPF to plan better for green and blue infrastructure.

How to incorporate into the Local Plan

Policies and site allocations to deliver new green infrastructure and enhancement of existing assets in and around new developments to contribute to better quality, multifunctional environments.

Implications for the SA

Ensure the concept of green infrastructure is promoted through the SA framework.

National Infrastructure Strategy (2020) [See reference 79]

Objectives and Requirements

The Plan outlines the strategy to transform UK infrastructure in order to level up the country, strengthen the Union and achieve net zero emissions by 2050.

How to incorporate into the Local Plan

Policies within the plan should reflect the objectives of the strategy where relevant.

Implications for the SA

Ensure the SA Report reflects the need for infrastructure to support the level of development required over the plan period.

Waste Management Plan for England (2021) [See reference 80]

Objectives and Requirements

The Waste Management Plan follows the principal of waste hierarchy. This requires that prevention of waste, preparing for reuse and recycling should be given priority order in any waste legislation and policy. From this principal a key objective of The Plan is to reduce the level of waste going to landfill and to encourage recycling. The Plan also requires that larger amounts of hazardous waste should be disposed of at specially managed waste facilities.

How to incorporate into the Local Plan

The Cannock Chase Local Plan policies will be required to incorporate the objectives of the national waste policy. In order to encourage the reduction of waste and the reuse of materials.

Implications for the SA

The objectives of the national waste policy will be required to be embedded within the SA framework.

Flood and Water Management Act (2010) [See reference 81]

Objectives and Requirements

The Act aims to reduce the flood risk associated with extreme weather. It provides for better, more comprehensive management of flood risk for people, homes and businesses, helps safeguard community groups from unaffordable

rises in surface water drainage charges, and protects water supplies to the consumer.

How to incorporate into the Local Plan

The Local Plan should protect existing and future development as well as residents in Cannock Chase from flood risk.

Implications for the SA

The overview of flood risk management in England which is provided in the Act will need to be reflected in the Framework of the SA.

Flood and Water Regulations 2019 [See reference 82]

Objectives and Requirements

Sets out measures to ensure that risk from all sources of flooding is managed more effectively. This includes incorporating greater resilience measures into the design of new buildings; utilising the environment in order to reduce flooding; identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere; rolling back development in coastal areas to avoid damage from flooding or coastal erosion; and creating sustainable drainage systems (SuDS).

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Regulations as well as more detailed policies derived from the Regulations contained in the NPPF.

Implications for the SA

Include sustainability objectives that relate to flood management and reduction of risk.

Environment Agency, Managing Water Abstraction (2021) [See reference 83]

Objectives and Requirements

The Managing Water Abstraction document sets out how water resources should be managed in England. It also explains the technical, legal and policy requirements behind the abstraction licensing strategies.

How to incorporate into the Local Plan

The Local Plan policies should protect water resources within the district.

Implications for the SA

Include a sustainability objective relating to water resources.

National Policy Statement for Waste Water [see reference 84]

Objectives and Requirements

Sets out Government policy for the provision of major waste water infrastructure. The policy set out in this National Policy Statement is, for the most part, intended to make existing policy and practice in consenting nationally significant waste water infrastructure clearer and more transparent.

How to incorporate into the Local Plan

The Cannock Chase Local Plan policies should make provision for waste water infrastructure.

Implications for the SA

Include a sustainability objective relating to waste water.

Building Regulations [See reference 85]

Objectives and Requirements

The Regulations require that reasonable precautions are taken to avoid risks to health and safety cause by contaminants in ground to be covered by building and associated ground.

How to incorporate into the Local Plan

The plan should seek to ensure that development in Cannock Chase seeks to minimise ground contamination.

Implications for the SA

The SA Report should include a sustainability objective / appraisal question which seeks to reduce ground contamination.

The Conservation of Habitats and Species

Regulations (Amendment) (EU Exit) 2019 [See reference 86]

Objectives and Requirements

Protect biodiversity through the conservation of natural habitats and species of wild fauna and flora, including birds. The Regulations lay down rules for the protection, management and exploitation of such habitats and species, including how adverse effects on such habitats and species should be avoided, minimised and reported.

How to incorporate into the Local Plan

The plan should seek to ensure that development minimises effects on habitats and species.

Implications for the SA

The SA Report should include a sustainability objective / appraisal question regarding the protection and enhancement of biodiversity.

Biodiversity Offsetting in England Green Paper (2013) [See reference 87]

Objectives and Requirements

The Green Paper sets out a framework for offsetting. Biodiversity offsets are conservation activities designed to compensate for residual losses.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the conservation and protection of biodiversity.

Implications for the SA

Include a sustainability objective for biodiversity.

The Natural Environment and Rural Communities Act 2006 [See reference 88]

Objectives and Requirements

The Act places a duty on public bodies to conserve biodiversity.

How to incorporate into the Local Plan

Ensure site allocations and policies take account of the conservation of biodiversity.

Implications for the SA

Include SA objectives on the conservation and enhancement of biodiversity.

Overarching National Policy Statement for Energy EN-1 (2023) [See reference 89]

Objectives and Requirements

This policy document sets out government policy for the delivery of major planning applications for energy development. These will be dealt with by the Planning Inspectorate, rather than local authorities in which the development occurs. The document also set out the policy for the submission and assessment of applications relating to energy infrastructure. .

How to incorporate into the Local Plan

The plan will need to be consistent with the National Policy Statement.

Implications for the SA

The SA Report should include a sustainability objective relating to energy efficiency.

Using the planning system to promote healthy weight environments (2020) [See reference 90]

Objectives and Requirements

Public Health England provide a framework for local authorities to clearly set out in local planning guidance how best to achieve healthy weight environments based on local evidence and needs, by focusing on environments that enable healthier eating and help promote more physical activity as the default.

How to incorporate into the Local Plan

The Local Plan should embed health and wellbeing objectives.

Implications for the SA

The SA Report should include sustainability objectives / appraisal questions relating to health and wellbeing.

Addendum: Hot food takeaways use in the new Use Class Order (2020) [See reference 91]

Objectives and Requirements

The Addendum provides a framework and starting point for local authorities to clearly set out in local planning guidance how best to achieve healthy weight environments based on local evidence and needs, by focusing on environments that enable healthier eating and help promote more physical activity as the default. The Addendum provides updates on the implications for planning for a healthier food environment, specifically on the hot food takeaways retail uses, and sets out recommended actions in light of changes to the Use Class Order (UCO) in England from 1 September 2020.

How to incorporate into the Local Plan

The Local Plan should embed health and wellbeing objectives.

Implications for the SA

The SA Report should include sustainability objectives / appraisal questions relating to health and wellbeing specifically focusing on a healthier food environment.

Net Zero Strategy: Build Back Greener (2021) [see reference 92]

Objectives and Requirements

Sets out policies and proposals for decarbonising all sectors of the UK economy to meet net zero targets by 2050. It sets out strategies to keep the UK on track with carbon budgets, outlines the National Determined Contribution (NDC) and sets out the vision for a decarbonised economy in 2050. Its focus includes:

- Policies and proposals for reducing emissions across the economy in key sectors (power, fuel supply and hydrogen, industry, heat and buildings, transport, natural gas and waste); and
- Policies and proposals for supporting transition across the economy through innovation, green investment, green jobs, embedding net-zero in government, local climate action, empowering people and businesses, and international leadership and collaboration.

How to incorporate into the Local Plan

The plan should encourage developments that would support emissions reductions and renewable energy provision including electricity, heat and transport.

Implications for the SA

The SA Report should include sustainability objectives / appraisal questions relating to energy efficiency, renewable energy generation and emissions reductions.

The British Energy Security Strategy (2022) [see reference 93]

Objectives and Requirements

Sets out how the UK will enhance its energy security, setting out plans for future deployment of wind, new nuclear, solar and hydrogen, and for supporting the production of domestic oil and gas in the nearer term.

How to incorporate into the Local Plan

The plan should encourage developments that would support energy provision.

Implications for the SA

The SA Report should include sustainability objectives / appraisal questions relating to renewable energy generation and emissions reductions.

The Road to Zero (2018) [See reference 94]

Objectives and Requirements

Sets out new measures towards cleaner road transport, aiming to put the UK at the forefront of the design and manufacturing of zero emission vehicles. It explains how cleaner air, a better environment, zero emission vehicles and a strong, clean economy will be achieved.

How to incorporate into the Local Plan

The Local Plan and its policies need to promote development that is energy efficient.

Implications for the SA

Include a sustainability objective relating to energy efficiency.

Transport Investment Strategy (2017) [See reference 95]

Objectives and Requirements

The strategy outlines four objectives that the strategy aims to achieve:

- Create a more reliable, less congested, and better connected transport network that works for the users who rely on it;
- Build a stronger, more balanced economy by enhancing productivity and responding to local growth priorities;
- Enhance our global competitiveness by making Britain a more attractive place to trade and invest; and
- Support the creation of new housing.

How to incorporate into the Local Plan

The Local Plan and its policies need to promote development that meets the four objectives of the strategy.

Implications for the SA

Include a sustainability objective relating to sustainable and active transport.

The Heat and Buildings Strategy (2021) [See reference 96]

Objectives and Requirements

Sets out the government's plan to significantly cut carbon emissions from the UK's 30 million homes and workplaces.

How to incorporate into the Local Plan

The Local Plan and its policies need to promote development that is energy efficient.

Implications for the SA

Include a sustainability objective relating to energy efficiency.

UK Hydrogen Strategy (2022) [See reference 97]

Objectives and Requirements

Sets out the government's approach to developing a thriving low carbon hydrogen sector in the UK to meet our increased ambition for 10GW of low carbon hydrogen production capacity by 2030.

How to incorporate into the Local Plan

The Local Plan and its policies need to promote low carbon energy sources, which in the future could include hydrogen.

Implications for the SA

Include a sustainability objective relating to low carbon energy sources and efficiency.

The Energy Performance of Buildings Regulations (2021) [See reference 98]

Objectives and Requirements

Seeks to improve the energy efficiency of buildings, reducing their carbon emissions and lessening the impact of climate change. The Regulations require the adoption of a standard methodology for calculating energy performance and minimum requirements for energy performance, reported through Energy Performance Certificates and Display Energy Certificates.

How to incorporate into the Local Plan

The Local Plan and its policies need to promote development that is energy efficient.

Implications for the SA

Include a sustainability objective relating to energy efficiency.

Flood and Coastal Erosion Risk Management: Policy Statement [See reference 99]

Objectives and Requirements

This policy statement sets out the government's long-term ambition to create a nation more resilient to future flood and coastal erosion risk, and in doing so, reduce the risk of harm to people, the environment and the economy. The Policy Statement sets out five policy areas which will drive this ambition. These are:

- Upgrading and expanding our national flood defences and infrastructure
- Managing the flow of water more effectively
- Harnessing the power of nature to reduce flood and coastal erosion risk and achieve multiple benefits
- Better preparing our communities
- Enabling more resilient places through a catchment-based approach

How to incorporate into the Local Plan Ensure site allocations and policies take account of coastal erosion.

Implications for the SA

The SA Report should include sustainability objectives/ appraisal questions relating to the management of coastal erosion.

Circular 02/2013 - The Strategic Road Network and the Delivery of Sustainable Development (2013) [See reference 100]

Objectives and Requirements

Support the economy through the provision of safe and reliable strategic road network, to allow the efficient movement of goods and people. A well-functioning road network provides safe and reliable journeys to enable growth by providing certainty, access to markets and improve mobility.

How to incorporate into the Local Plan

The plan should contain policies to promote economic growth through a reliable road network.

Implications for the SA

The SA Report should include sustainability objectives/ appraisal questions relating to a reliable road network and efficient movement of people.

Preliminary Flood Risk Assessment (PFRA) (2018) [See reference 101]

Objectives and Requirements

Provides an approach to managing flood risk across Europe, through a six year planning cycle based on a four stage process. Lead Local Flood Authorities

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(Unitary Authorities or County Councils) are responsible for doing a PFRA for local sources of flood risk, primarily from surface runoff, groundwater and water courses.

How to incorporate into the Local Plan

Policies within the plan should reflect this approach to manage flood risk.

Implications for the SA

The SA Report should include sustainability objectives/ appraisal questions in relation to flood risk management.

Planning (Listed Buildings and Conservation Areas)

Act 1990 [See reference 102]

Objectives and Requirements

The Listed Buildings and Conservation Areas Planning Areas Act is to work alongside laws relating to special controls in respects of buildings and areas of special architectural or historic interest. This includes the preservation of architectural and historic interest.

How to incorporate into the Local Plan

The Plan should include policies that reflect the conservation of architectural and historic assets as set out in the Listed Buildings and Conservation Areas Act.

Implications for the SA

Ensure the inclusion of heritage and historic interest in the formation of the SA objectives.

The Heritage Statement (2017) [See reference 103]

Objectives and Requirements

Sets out the Government's vision and strategy for Heritage and the historic environment to help protect and care for it, as well as maximise its social and economic impact.

How to incorporate into the Local Plan

The Plan should include policies that reflect the conservation of architectural and historic assets.

Implications for the SA

Ensure the inclusion of heritage and historic interest in the formation of the SA objectives.

Regional

Draft Flood Risk Management Plan - Humber River Basin District 2021-2027 (2021) [See reference 104]

Objectives and Requirements

The draft Flood Risk Management Plans (FRMPs) sets out how risk management authorities will work with communities to manage flood and coastal risk over the period of 2021-2027. Each river basin has a management plan which seeks to address the risk of flooding, and protection and improvements of water quality and sustainable use.

How to incorporate into the Local Plan

The plan should contain policies that reflect flood risk management and river basin planning.

Implications for the SA

To ensure that flood risk management is embedded within the SA framework and objectives.

River Basin Management Plan (2022) Humber River Basin District [See reference 105]

Objectives and Requirements

A River Basin Management Plan is to provide a framework for protecting and enhancing the benefits provided by the water environment, to inform both water and land-use planning. The four main categories which inform the River Basin Management Plan are:

- Baseline Classification of Water Bodies
- Statutory Objectives for Protected Areas
- Statutory Objectives for Water Bodies, and
- Summary Programme of Measures to achieve Statutory Objectives.

How to incorporate into the Local Plan

The plan should contain policies that seek to promote the protection and enhancement of water bodies and their benefits.

Implications for the SA

Include a sustainability objective relating to the protection and enhancement of the water environment and its benefits.

Midlands Engine Strategy (2017) [See reference 106]

Objectives and Requirements

The Midlands Engine Strategy is a demonstration of the government's commitment to make the Midlands a powerful engine for economic growth. The Strategy sets out the following five key objectives;

- Improving connectivity,
- Strengthening skills,
- Supporting enterprise and innovation,
- Promoting the Midlands, and
- Enhancing quality of life.

How to incorporate into the Local Plan

The Plan should contain policies to reflect the objectives set out in the Midlands Engine Strategy, including economic growth, education and connectivity.

Implications for the SA

The SA Report should include sustainability objectives that relate to the Midlands Engine Strategy five key objectives.

Midlands Connect Strategic Transport Plan: 'Fairer, Greener, Stronger' (2022) [See reference 107]

Objectives and Requirements

Midlands Connect Strategic Transport Plan builds on and provides a refresh to the original regional transport strategy, published in 2017. It aims to improve connectivity, contribute to Levelling-up goals, decarbonising transport, encouraging behaviour change and driving resilient economic growth. This includes delivery of the Midlands Engine Rail programme which comprises a series of improvements in rail connectivity across the region, building on long-term projects such as HS2.

How to incorporate into the Local Plan

The Plan should aim to include policies that reflect the aims of the Midlands Connect Strategic Transport Plan.

Implications for the SA

The SA Report should include a relevant sustainability objective / appraisal question relating to a sustainable, accessible transport network.

Staffordshire Local Flood Risk Management Strategy (2015) [See reference 108]

Objectives and Requirements

The Local Flood Risk Management Strategy sets out roles and responsibilities for flood risk management, flood risk assessment, funding and policies and

actions for flood risk management in Staffordshire and the neighbouring county of Shropshire.

How to incorporate into the Local Plan

The Plan should include policies to regarding flood risk management that reflect the Staffordshire Local Flood Risk Management.

Implications for the SA

The SA Report should include sustainability objectives that relate to flood risk management.

Staffordshire Climate Change Strategic Development Framework (2021) [See reference 109]

Objectives and Requirements

Sets out how Staffordshire County Council will achieve net zero carbon emissions by 2050. Its key priorities are:

- Waste reduction, re-use and improvement of local recycling infrastructure;
- Organisational carbon reduction of Council services;
- Air quality improvements through increasing sustainable travel, reducing travel by fossil fuel vehicles and improving infrastructure;
- Flood prevention and mitigation;
- Adaptation to climate change and carbon sequestration; and

- Overall behaviour change including enabling understanding of climate change and empowering positive service provision.

How to incorporate into the Local Plan

The Local Plan should include policies that promote climate change objectives.

Implications for the SA

The SA Report should include sustainability objectives that relate to climate change mitigation and adaptation.

Staffordshire Climate Change Action Plan 2021-2025

[See reference 110]

Objectives and Requirements

Supports the Strategic Development Framework by providing a range of actions needed to stop or reduce carbon emissions and adapt to the impact of climate change.

How to incorporate into the Local Plan

The Local Plan should include policies that promote climate change objectives.

Implications for the SA

The SA Report should include sustainability objectives that relate to climate change mitigation and adaptation.

Strategic Economic Plan (SEP) for Stoke-on-Trent and Staffordshire Local Enterprise Partnership (LEP) (2018) [See reference 111]

Objectives and Requirements

The SEP has a vision to create 50,000 jobs and increase the economy by 50% in ten years. In order to support this the LEP aims to create the right climate for businesses in the District, by;

- Stimulating enterprise, innovation and inward investment,
- Bringing forward key employment sites,
- Supporting towns, city and service centre developments,
- Building on existing industrial sectors and those with future potential for growth,
- Develop a well skilled workforce,
- Ensure appropriate housing, and
- Develop and improve infrastructure to promote connectivity and mobility.

How to incorporate into the Local Plan

The Plan should include policies that promote educational and skills prosperity, appropriate housing, economic growth and infrastructure improvements.

Implications for the SA

The SA Report should include sustainability objectives which reflect the vision of the Stoke-on-Trent and Staffordshire LEP.

Strategic Economic Plan (SEP) for Greater Birmingham and Solihull Local Enterprise Partnership (LEP) 2016-2030 (2016) [See reference 112]

Objectives and Requirements

Greater Birmingham and Solihull LEP's SEP sets out a vision and strategy for delivering smarter, more sustainable and inclusive growth for the nine local authorities covered in the LEP (including Cannock Chase). In order to achieve the LEP's vision the following objectives have been set;

- Increase business and workplace productivity and competitiveness,
- Increase private sector investment,
- Increase business survival and growth,
- Increase exports, and
- Enable more inclusive growth that delivers benefits more widely and reduces unemployment.

How to incorporate into the Local Plan

The Plan should include policies which reflect the Greater Birmingham and Solihull SEP vision, particularly around economic growth and investment.

Implications for the SA

The SA Report should include sustainability objectives which reflect the strategic objectives set out by the Greater Birmingham and Solihull LEP.

West Midlands Local Industrial Strategy (2019) [see reference 113]

Objectives and Requirements

Aims to continue growth and success in the region, while ensuring a more inclusive and balanced economy. This aim is to be achieved through:

- driving growth by strengthening the foundations of productivity; contributing towards the Grand Challenges; and taking advantage of market driven opportunities in mobility, data-driven health and life sciences, modern services, creative content, techniques and technologies
- ensuring all communities can contribute to and benefit from economic prosperity whilst protecting and enhancing the environment; investing further in social infrastructure; measuring progress; and
- designing actions using a balanced set of inclusive indicators.

How to incorporate into the Local Plan

The Plan should include policies which reflect the aims of the Industrial Strategy, particularly relating to achieving an inclusive balanced economy.

Implications for the SA

The SA Report should include sustainability objectives which reflect the aims of the Industrial Strategy.

Staffordshire Economic Strategy 2023-2030 (2022)

Objectives and Requirements

Sets out the vision and aims for economic growth in the County. Ambitions include:

- Tackle the challenges faced by many town centres and strive to create places that we can be proud of.
- Create the conditions to allow more people to start and grow their business within Staffordshire, thereby addressing our relatively low levels of business start-ups across large parts of the county.
- Address the low levels of skills across some parts of the county and support more of our residents to gain the high-level skills needed to take advantage of many better paid job opportunities.
- Play our part in supporting the substantial planned growth within the county through the development of investment ready projects and securing funding for our infrastructure and services.
- Ensure we do not miss the substantial opportunities afforded by our location in the centre of the country are not missed by developing our key

strategic A50 / A500 and A38 corridors, including securing increased investment in innovation activities.

- Put climate change at the heart of everything, including supporting businesses on their journey to Net Zero.

How to incorporate into the Local Plan

The Plan should include policies which reflect the vision for Staffordshire, particularly around economic growth and investment.

Implications for the SA

The SA Report should include sustainability objectives which reflect the aims of the draft Economic Strategy.

Local

Cannock Chase District Integrated Transport Strategy 2013-2028 [See reference 114]

Objectives and Requirements

The integrated transport strategy has been developed for the 8 Districts in Staffordshire to help prioritise the council's spending on transport improvements. The transport strategy will help to achieve the following outcomes;

- Easy and safe access to everyday facilities and activities,

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- Economic prosperity and growth, and
- Tackle climate change and reduce carbon emissions.

How to incorporate into the Local Plan

The Local Plan process should be informed by the integrated transport strategy and include policies which reflect connectivity, economic growth and climate change.

Implications for the SA

The SA Report should include sustainability objectives which incorporate the outcomes of the intergrated transport strategy, including the economy, climate change and transport.

Cannock Chase Corporate Plan 2022-2026 (2022)

[See reference 115]

Objectives and Requirements

The Plan sets out the five year priority focus for the District in four priority areas; economic prosperity, health and wellbeing, the community and a responsible Council. The vision includes aims to:

- Attract investment to the District and create jobs;
- Rejuvenate town centres;
- Support the visitor economy;

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- Embed health and wellbeing into all policies and provide opportunities for residents to lead healthy and active lifestyles;
- Work with partners to address health inequalities in the District;
- Ensure clean, safe and tidy neighbourhoods;
- Improve the housing offer across the District;
- Build strong, well designed, accessible and inclusive communities and environments; and
- To be a modern, forward thinking and responsible Council.

How to incorporate into the Local Plan

The Local Plan should include policies informed by the Cannock Chase Corporate Plan.

Implications for the SA

The SA Report should include sustainability objectives which reflect town centre enhancement, health and wellbeing, and housing.

Cannock Chase Economic Prosperity Strategy 2022-2032 (2022) [See reference 116]

Objectives and Requirements

The Economic Prosperity Strategy seeks to build on the area's strong heritage and local identity by re-defining its purpose and reputation as a place for growth and investment. The following are key objectives:

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- Increased affordable housing supply through Housing Investment Fund
- Repurposing Cannock Town Centre
- Hosting of Commonwealth Games 2022 mountain biking event
- Opening of McArthur Glen Outlet in 2020 with 80 new retail units
- Capitalising upon opportunities in 'clean growth' sector
- Capitalising on electrification of Chase Line, including better station facilities
- Regeneration of Rugeley Power Station site
- Continued development and investment in Cannock Campus of South Staffordshire
- Cannock Railway Station transformational upgrade creating an attractive gateway into the District

How to incorporate into the Local Plan

The Local Plan should include policies informed by the Cannock Chase Economic Prosperity Strategy 2020-2030.

Implications for the SA

The SA report should include sustainability objectives which reflect affordable housing needs, town centre enhancement, transport needs and economic growth.

Cannock Chase Culture and Leisure Hub Development Prospectus (2019) [See reference 117]

Objectives and Requirements

The document sets out the key opportunities for redevelopment of Cannock Town Centre, this includes the identification of key sites for redevelopment and some detail on the phasing of development. These include:

- Church Street
- Bus station
- Beecroft Road car ark
- Allport Road
- Danilo Road car park
- Backcrofts car park
- Park Road
- Police station car park
- Avon Road / Hallcourt Lane

How to incorporate into the Local Plan

The Local Plan should include policies which will safeguard development interests at these locations. Policies should also be included which include transports options to these locations.

Implications for the SA

The SA report should include sustainability objectives relating to town centre enhancement.

Cannock Chase Retail & Town Centre Uses Study (2021) [See reference 118]

Objectives and Requirements

The study acts as an evidence base to assist in the development of future planning policy related to the vitality and viability of town centres in Cannock Chase District. The following needs are outlined by the study:

- Good mix/variety of retail and leisure uses
- Good mix of additional land uses, such as residential, educational, community and office
- Improve existing cultural/heritage/tourist attractions
- Enhance town centre markets and speciality retailing
- Provide a high quality shopping/leisure experience
- Provide convenient, affordable and accessible town centre parking
- Promote and encourage events in the town centre
- Embrace, and not compete against, multi-channel retailing
- Be responsive to changes in technology (the 'digital high street')

How to incorporate into the Local Plan

The Local Plan should include policies informed by the Cannock Chase Retail & Town Centre Uses Study.

Implications for the SA

The SA report should include sustainability objectives relating to town centre enhancement.

Cannock Chase AONB Management Plan 2019-2024 (2019) [See reference 119]

Objectives and Requirements

The Plan sets out management requirements for Cannock Chase National Landscape (formerly known as the Cannock Chase AONB) in the period up to 2024. The main objectives are as follows:

- Maintain quality & distinctiveness
- Enhance the landscape setting
- Improve conditions of nature
- Enlarge and connect habitats
- Conserve the Chase's historic environment
- Connect communities with the Chase's history & culture
- Treading lightly in the Chase

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- A green experience
- Natural benefits for the community
- Supporting the special qualities

How to incorporate into the Local Plan

The Local Plan should incorporate a policy relating specifically to the conservation and enhancement of the Cannock Chase National Landscape.

Implications for the SA

The SA report should include sustainability objectives relating to landscape conservation.

Cannock Chase Green Infrastructure Assessment (2011) [See reference 120]

Objectives and Requirements

The assessment highlights the District's key, strategic green infrastructure assets which should be protected and enhanced, as well as highlighting areas of deficiency. Key objectives suggested from the assessment are:

- Protect, conserve, enhance and expand natural assets (biodiversity and geodiversity)
- Reduce the causes and impacts of climate change

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- Conserve, strengthen and enhance landscape character, including both natural assets and the heritage value of landscapes
- Provide high quality environments that offer opportunities for recreation, improved health standards and contribute to the local economy
- Provide sustainable transport opportunities
- Protect and manage the water environment, including flood risk

How to incorporate into the Local Plan

The Local Plan should include policies which are informed by the Cannock Chase Green Infrastructure Assessment.

Implications for the SA

The SA report should include sustainability objectives relating to Green Infrastructure delivery and enhancement.

Cannock Chase Heritage Impact Assessment [See reference 121]

Objectives and Requirements

The Heritage Impact Assessment outlines the potential impacts that development will have on the heritage assets identified in the Council's 2018 and 2020 Strategic Housing Land Availability Assessment (SHLAA) and Employment Land Availability Assessment (ELAA).

How to incorporate into the Local Plan

The Local Plan will seek to include policies that reflect the conservation and protection of heritage assets.

Implications for the SA

Include a sustainability objective which seeks to protect and enhance heritage assets in the District.

Appendix C

Updated baseline information

C.1 Baseline information provides the basis for predicting and monitoring the likely sustainability effects of a plan and helps to identify key sustainability issues and means of dealing with them.

C.2 Annex 1 of the SEA Regulations requires information to be provided on:

- a. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;
- b. The environmental characteristics of areas likely to be significantly affected;
- c. Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].

C.3 This section presents the relevant baseline information for Cannock Chase. Data referred to has been chosen primarily for regularity and consistency of collection, in order to enable trends in the baseline situation to be established, and also subsequent monitoring of potential sustainability effects

Geography

C.4 Cannock Chase District is situated in southern Staffordshire on the northern edge of the West Midlands conurbation. The town of Cannock is 10 miles from Walsall, 10 miles from Stafford, 12 miles from Wolverhampton and 18 miles

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from Birmingham. Cannock Chase is the second smallest district in Staffordshire after Tamworth, extending 9.4 miles north to south and 6 miles west to east with a total area of 7,888 hectares. The District acts as a strategic link between wider Staffordshire and the West Midlands urban area.

C.5 Over half of the District is designated Green Belt, and it also contains the Cannock Chase National Landscape. These designations act as significant constraints to development and have influenced the overall spatial strategy set out in the Local Plan (Part 1), which focuses most new development within the existing urban areas of Cannock, Hednesford and Heath Hayes, with smaller proportions to Rugeley and Norton Canes

C.6 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.

C.7 The District is well served by the major national highway network, particularly since the opening of the M6 Toll motorway in December 2003, with its junction at Churchbridge. Key north/south routes are provided by the A34 and A460 whilst the A5 and A51, A513 and A5190 provide links to the east and west.

C.8 The five main rivers in the District are the River Trent, Rising Brook, Ridings Brook, Saredon Brook and Wash Brook. The River Trent forms the District boundary to the north east, Ridings Brook is in the south west corner of the District and Saredon Brook forms part of the District boundary in the south west. Wash Brook is located at the southern end of Cannock Chase District while Rising Brook runs through Rugeley.

Climate Change, Energy Consumption and Energy Efficiency

C.9 Climate change has the potential not only to affect the environment, but also the social and economic aspects of life in Cannock Chase. Although the precise nature of environmental changes is not fully understood, changes to precipitation patterns (and river flow) and rising sea level have significant implications. Conversely, predicted dry, hot summers could cause problems of low flows for some of the rivers in the area. Additionally, climate change could have a significant impact on agriculture and wildlife throughout the whole area. Cannock Chase District Council declared a Climate Emergency in July 2019 and committed to a vision of Carbon Neutrality by 2030 at the latest.

C.10 The UK Climate Projections (UKCP18) show that in the time period 2050-2069 the climate in the West Midlands will be warmer with wetter winters and drier summers than at present [[See reference 122](#)]. Specifically:

- Under the medium emissions scenario (RCP6.0), the increase in winter mean temperature is estimated to be 1.5°C; it is very unlikely to be less than 0.4°C and is very unlikely to be more than 2.6°C.
- Under the medium emissions scenario (RCP6.0), the increase in summer mean temperature is estimated to be 1.8°C; it is very unlikely to be less than 0.1°C and is very unlikely to be more than 3.6°C.
- Under the medium emissions scenario (RCP6.0), the change in winter mean precipitation is estimated to be 6%; it is very unlikely to be less than -10% and is very unlikely to be more than 24.0%.
- Under the medium emissions scenario (RCP6.0), the change in summer mean precipitation is estimated to be -20.0%; it is very unlikely to be less than -46% and is very unlikely to be more than 5.0%.

C.11 The UKCP18) show that in the time period 2080-2099 the climate in the West Midlands will be warmer with wetter winters and drier summers than at present. Specifically:

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- Under the medium emissions scenario (RCP6.0), the increase in winter mean temperature is estimated to be 2.4°C; it is very unlikely to be less than 0.5°C and is very unlikely to be more than 4.5°C.
- Under the medium emissions scenario (RCP6.0), the increase in summer mean temperature is estimated to be 3.9°C; it is very unlikely to be less than 1°C and is very unlikely to be more than 7°C.
- Under the medium emissions scenario (RCP6.0), the change in winter mean precipitation is estimated to be 15%; it is very unlikely to be less than -7% and is very unlikely to be more than 39.0%.
- Under the medium emissions scenario (RCP6.0), the change in summer mean precipitation is estimated to be -30.0%; it is very unlikely to be less than -59% and is very unlikely to be more than 1.0%.

C.12 The 2020 Climate Change Adaptation & Mitigation study for Staffordshire County [See reference 123] was prepared to provide an evidence base for new energy and sustainability policies put forward by Staffordshire County Council. The analysis in the study suggests that, due to the constrained land area in Cannock Chase, the area will inevitably rely on renewable energy generated elsewhere (i.e. in other local authorities) in order to reach net zero. It is reported that within Cannock Chase, Staffordshire County Council sites currently sequester 2,554 tonnes of CO₂ per year. The studies key policy recommendations include reduction of CO₂ emissions in the built environment; holistic interventions in development; sustainable transport; low and zero carbon technologies; carbon sequestration & natural capital; and, climate risk and adaptation. In terms of application of such policies, the study recommends a review of any ongoing or near future projects in the area to ensure that the activities are well-coordinated and integrated with climate objectives.

C.13 The Renewable Energy Capacity Study for the West Midlands [See reference 124] was prepared to develop the evidence base for renewable energy capacity within the West Midlands authorities up to 2030 in order to help local authorities maximise their contribution towards the UK target of generating 15% of its energy from renewable sources by 2020. The study reveals a potential renewable energy resource of 54.2GW by 2030 for the West Midlands

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as a whole. The majority of the resource is made up of wind (71%), followed by microgeneration (25%), with biomass and hydropower contributing much more modest proportions (3% biomass and less than 1% hydropower). For Cannock Chase, the assessment shows that the District has a potential renewable energy capacity of 394MW, which is around 0.7% of the total capacity identified for West Midlands. There is considerable potential for renewable energy generation from microgeneration, as well as some wind potential. The Study highlighted the potential for co-firing of biomass at the Rugeley Power Station; however, proposals for this have since been scrapped. Rugeley Power Station has now closed (June 2016) and options for the future use of the site are currently under consideration. In terms of existing provision there is an unmanned electricity generating power station powered by methane gas at the Poplars landfill site and also a facility at the reclaimed Grove Colliery site.

C.14 During the period 2020-2021 Cannock Chase Council reported that there were no renewable energy scheme applications received in 2020/21. In the District there are currently 314 photovoltaic (PV) systems installed on some Council owned housing. In recent years a planning application for a 248.4k solar system at Amazon Distribution, Tower Business Park has been approved. At present, there is also installed capacity for approximately 7.3MW of electricity generation from the Poplars landfill gas scheme which provides power to the leachate treatment plant and pumps. This site also has an estimated capacity of 6.5MW from an anaerobic digestion facility which is linked to the adjoining Sainsbury's store (at Orbital Retail Park) and provides electricity via local connection. Other schemes in the District include Cannock Chase Hospital Combined Heat and Power system and Wyrley Grove Landfill electricity generation from landfill gas [\[See reference 125\]](#).

C.15 The latest Department for Business, Energy and Industrial Strategy figures [\[See reference 126\]](#) show decreasing trends for CO₂ emissions in Cannock Chase. In 2015 4.1 kilotonnes (kt) were emitted per capita. Compare this to 2019, when 3.4 kt were emitted highlighting a general decrease in overall emission. The decreasing trend in emissions reflects the decrease in overall emissions for the UK between 2005 and 2019. Over this same period, carbon dioxide emissions per capita in the West Midlands fell from 5 kt (4.8 kt nationally) in 2015 to 4.2 (4.1 kt nationally) in 2019.

C.16 In Cannock Chase, the largest proportion of emissions between 2015 and 2019 originates from domestic usage. However, during this period this statistic has fell from 172.6 kt in 2015 to 151.4 in 2019. This aligns with the national trend where domestic usage remains the highest emitter and gradual decreases were reported from 89,341.7 kt in 2015 to 77,627.5 kt in 2019.

C.17 The average electric consumption per household between 2015 and 2021 [See reference 127] generally decreased across Cannock Chase (from 3,887.8 kwh to 3,478.2 kwh), the West Midlands (4,026.2 kwh to 3,652.7 kwh) and nationally (4,055.4 kwh to 3,717.2 kwh). Of the changes reported at the local, regional and national level, Cannock Chase has experienced the largest decrease, with a fall in electric consumption of 409.6 kwh per household

Environment and Biodiversity

Landscape

C.18 The Review of Cannock Chase Landscape Character Assessment [See reference 128] splits the District up into seven landscape character types (LCT):

- Forest Heathlands (New LCT);
- Sandstone Hills and Heaths (Formerly called Wooded Estate lands);
- Settled Heathlands (New LCT);
- Settled Farmlands (Includes a small area of Settled Plateau Farmlands);
- Coalfield Farmlands;
- Planned Coalfield Farmlands (New LCT defined in original District LCA);
and,
- River Meadowlands.

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C.19 The District 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.

C.20 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.

C.21 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.

C.22 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, while others are unpopulated and 'wild'. There are many industrial and archaeological features.

C.23 Cannock Chase is England's smallest National Landscape at 68 square kilometres and 39% falls within the District. Cannock Chase National Landscape is the largest surviving area of lowland heath in the Midlands. Lowland heath is an internationally scarce and threatened wildlife habitat. The National Landscape 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 National Landscape is designated as a Site of Special Scientific Interest (SSSI) and parts of the National Landscape are a designated Special Area of Conservation (SAC). The presence of Cannock Chase SAC within the National Landscape has a major impact on accommodating future housing needs as there is a need to ensure no harm arises to the SAC.

C.24 The Review of AONB Landscape Character Framework [\[See reference 129\]](#) identified that there are nine LCTs within the National Landscape as follows:

- Forest Heathlands;
- Sandstone Hills and Heaths;
- Settled Heathlands;
- Sandstone Estatelands;
- Settled Plateau Farmland;
- Settled Farmlands;
- River Meadowlands;
- Coalfield Farmlands; and
- Planned Coalfield Farmlands

C.25 The LCT Forest Heathlands, which is strongly associated with the high plateau of Cannock Chase, is the most widespread within the National Landscape occupying much of the central core of the land within its boundaries.

C.26 The Cannock Chase AONB Management Plan [\[See reference 130\]](#) outlines the approach that will be taken to conserving and enhancing the National Landscape over the period 2019-2024, and sets out a Vision for the National Landscape in 20 years time (2039). The Management Plan is organised into several themes for which a number of policies have been presented. The objectives of these policies are set out below:

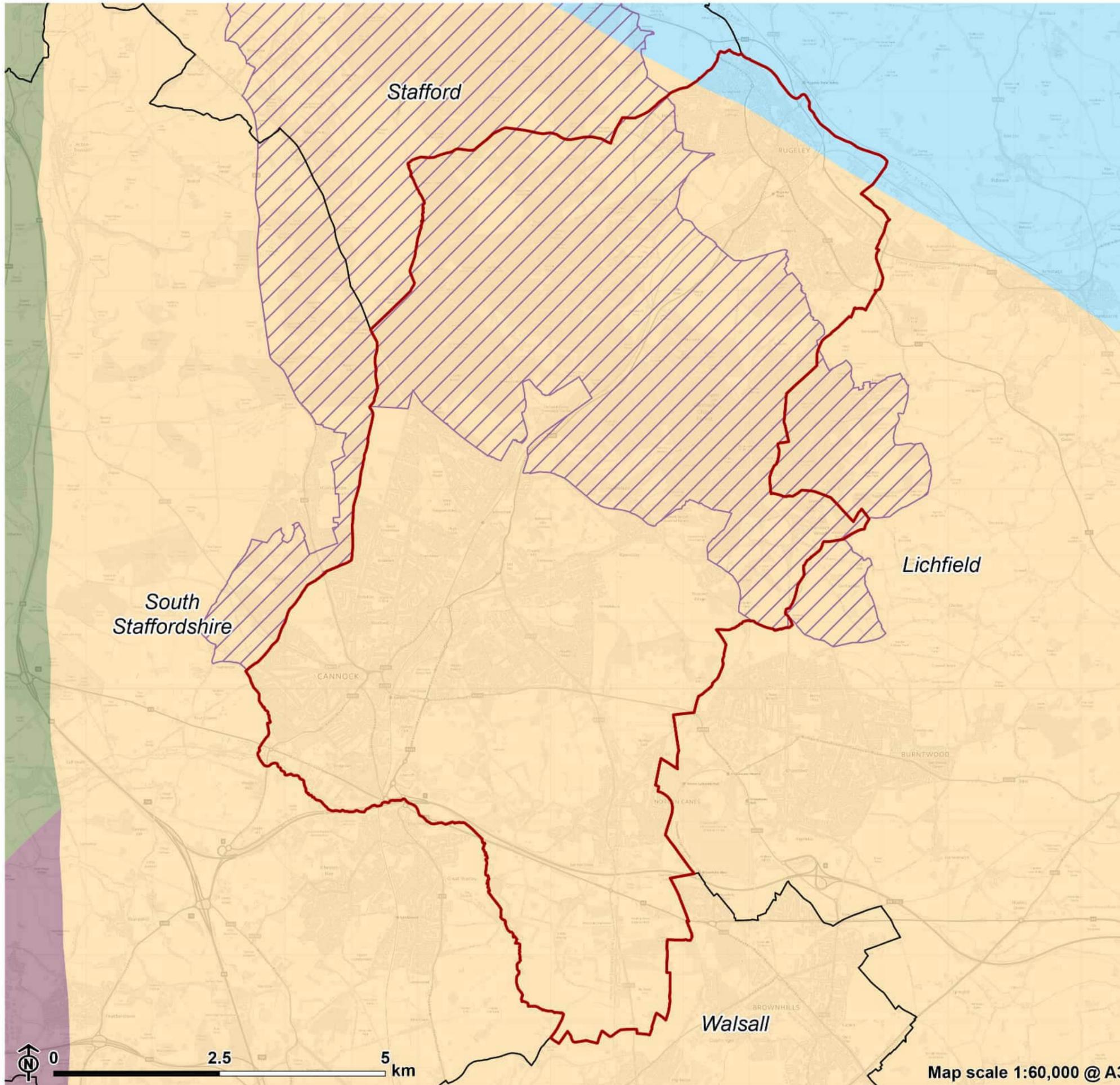
- Maintain the quality and distinctiveness of the National Landscape's landscape character;
- Enhance the setting of the Chase within its wider urban and rural landscape;
- Improve conditions for nature in the Chase;
- Enlarge and connect existing habitats;

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- Conserve the Chase's historic environment;
- Connect communities with the Chase's history and culture;
- Recreation resources - treading lightly in the Chase and a green experience;
- Community and businesses - natural Benefits for the community; and
- Businesses supporting the special qualities of the National Landscape.

C.27 The location of the National Landscape and National Character Area in Cannock Chase are shown in Figure C.1 below.

Figure C.1: Landscape



- Cannock Chase district boundary
- Local authority boundary
- Cannock Chase National Landscape
- National Character Area**
- Cannock Chase and Cank Wood
- Mid Severn Sandstone Plateau
- Needwood and South Derbyshire Claylands
- Shropshire, Cheshire and Staffordshire Plain
- Trent Valley Washlands

Green Belt

C.28 Approximately 4,820 hectares (61.1%) of Cannock Chase District is located within the West Midlands Green Belt [See reference 131]. The Green Belt was designated to prevent the sprawl of Birmingham, Wolverhampton and Coventry, the merging of surrounding towns and encroachment into the surrounding countryside. It has also helped to preserve the setting and special character of the main urban areas, as well as smaller settlements. At a strategic level, the Green Belt, tightly drawn around settlements, has helped to encourage regeneration by directing development to brownfield sites within the major urban areas. The Green Belt also plays a fundamental role in providing green open spaces for formal and informal recreation, which are visually important. Most of these spaces are accessible to the public, and some provide important wildlife habitats.

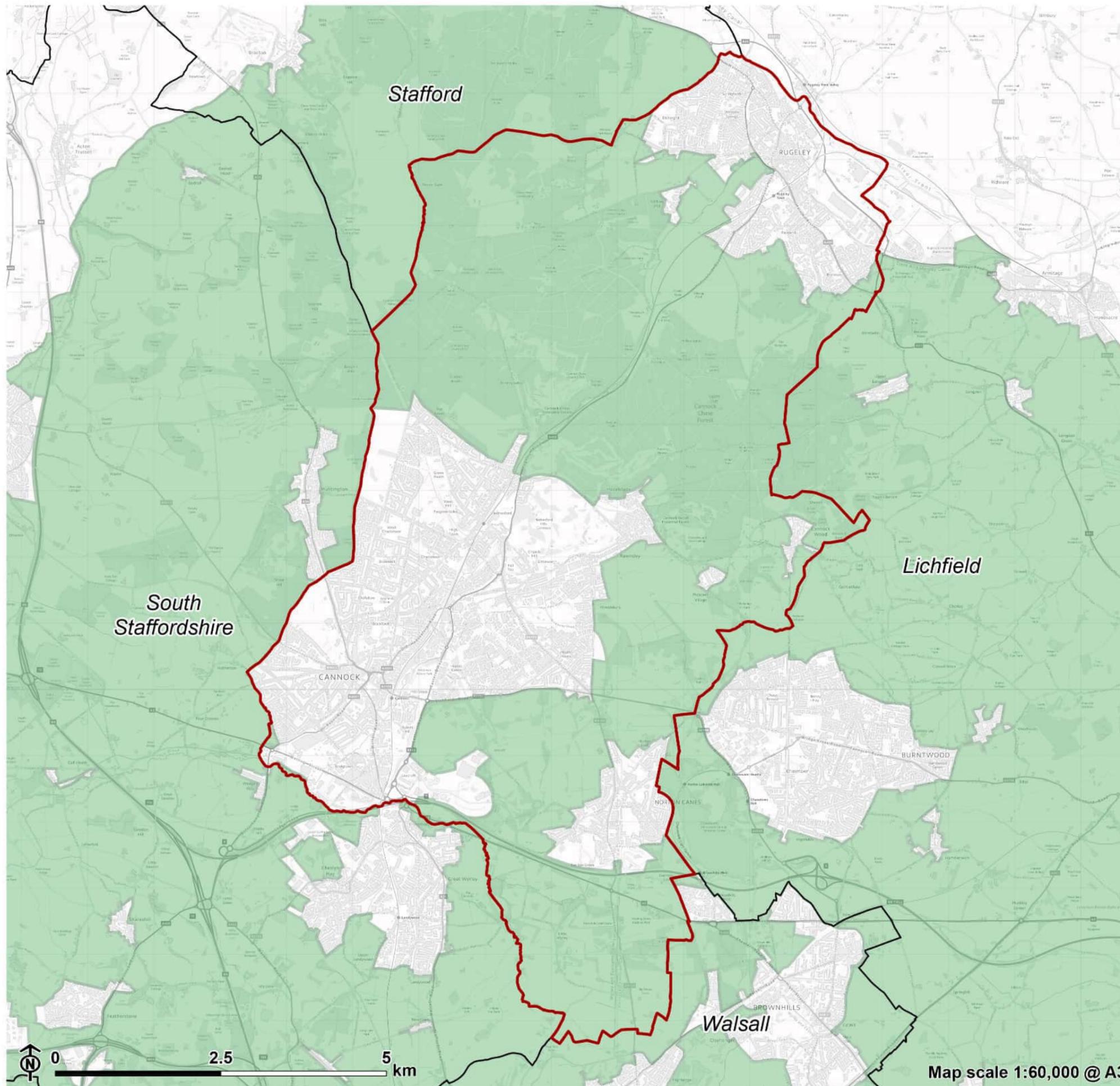
C.29 The Local Plan (Part 1) refers to the need for the Local Plan (Part 2) to undertake a Green Belt review in order to inform the safeguarding of land for potential development beyond the plan period to help meet future District needs. It also states that safeguarding or identification of sites may be required to help address Birmingham's housing needs. A Green Belt Review [See reference 132] was therefore undertaken to inform the evidence base for the preparation of the Local Plan (Part 2) and will continue to inform the evidence base for the full new Local Plan now that the Local Plan (Part 2) is no longer being prepared. It has demonstrated that the majority of the Green Belt in the District continues to serve its purposes very well, and alongside other national and international designations, it helps to maintain the identity of this part of the West Midlands and provides opportunities for residents to enjoy the countryside close at hand. It is recognised that the Council will gather additional evidence, in relation to topics such as ecology, heritage and flooding constraints and deliverability, and will use this information alongside the results of the Green Belt study to determine appropriate locations for future development within the District. Following on from the 2016 assessment of the 'contribution' of the Cannock Chase Green Belt to the National Planning Policy Framework (NPPF)

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Green Belt purposes, the Council commissioned a further assessment of the potential 'harm' from releasing land for development from the Green Belt. This was published in 2021 [\[See reference 133\]](#) and evaluates the potential harm of releasing Green Belt land within the District in line with national policy, guidance and case law.

C.30 The location of the Green Belt in Cannock Chase is shown in Figure C.2 below.

Figure C.2: Green Belt



- Cannock Chase district boundary
- Local authority boundary
- Green Belt

Biodiversity

C.31 Across the UK, increasing anthropogenic demands on our environment have led to a significant decline in biodiversity. Staffordshire is no exception and has suffered large losses of habitats and species through the increasing pressures of urban development and post-war agricultural intensification. This is of particular concern because Staffordshire is rich in biodiversity and supports a wide range of both nationally and internationally protected species. Due to its location within the UK, Staffordshire contains many species at the northern or southern edge of their distributions making them especially sensitive to environmental change [See reference 134] There is no entirely 'natural' habitat left in Staffordshire as it has all been influenced to some extent by human activity. Forms of management include agriculturally improved grassland, arable fields and conifer plantations. Lower intensity types of management result in land which usually supports the greatest level of biodiversity. These are referred to as semi-natural habitats and within Staffordshire [See reference 135] include:

- Broadleaved Woodland;
- Wood-pasture and parkland;
- Hedgerows;
- Grasslands;
- Heathland;
- Standing water;
- Streams and rivers; and
- Wetlands.

C.32 Cannock Chase forms part of a biologically and historically important landscape. It is designated as a National Landscape, a Special Area of Conservation (SAC), and situated within the Cannock Chase and Cank Wood National Character Area. Cannock Chase includes the largest surviving area of lowland heathland in Central England as well as extensive areas of native

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woodland, historic parkland, coniferous plantations, wetlands, mixed agriculture and mineral extraction sites. [See reference 136] The UK Biodiversity Action Plan (BAP) goes on further to note that the priority habitat types within Cannock Chase District are lowland heathland, lowland mixed deciduous woodland, lowland dry acid grassland and coastal and floodplain grazing marsh. Three SSSIs are located partially or wholly within Cannock Chase District. These include Cannock Extension Canal (5.15 hectares), Cannock Chase (1,264.30 hectares, of which around 391.00 hectares is within Cannock Chase District with the remainder in Stafford District), and Chasewater and the Southern Staffordshire Coalfield Heaths (530.33 hectares, of which around 265 hectares is within Cannock Chase District with the remainder in Lichfield District). The percentage of each SSSI which was identified as being in favourable condition for the year 2020-2021 [See reference 137] is as follows:

- Cannock Chase – 1.07%
- Cannock Extension Canal – 41.1%
- Chasewater and the Southern Staffs Coalfield Heaths – 3.81%

C.33 The percentage of Cannock Chase SSSI in favourable condition has declined from 5.4% in 2018/19 to 1.07% in 2020/21, resulting in an overall decline in the percentage of SSSI sites in favourable condition in the District.

C.34 Two Special Areas of Conservation designated under the Habitats Regulations, are located within the District. Cannock Chase SAC is designated primarily for its European Dry Heaths, with Northern Atlantic Wet Heaths also present, but not a primary reason for selection of the site. Cannock Extension Canal SAC runs from the very south of the District up to Norton Canes (just south of the A5) and is designated as an example of lowland habitat supporting floating water-plantain (*Luronium natans*) at the eastern limit of the plant's natural distribution in England. Both were designated on the 1st April 2005. As noted above, there has been a decline in the percentage of Cannock Chase SSSI/SAC in favourable condition between 2018/19 and 2020/21.

C.35 There are three Local Nature Reserves (LNRs) in the District. Hazelslade (12.7ha) represents an area of secondary woodland, pool and wetland and

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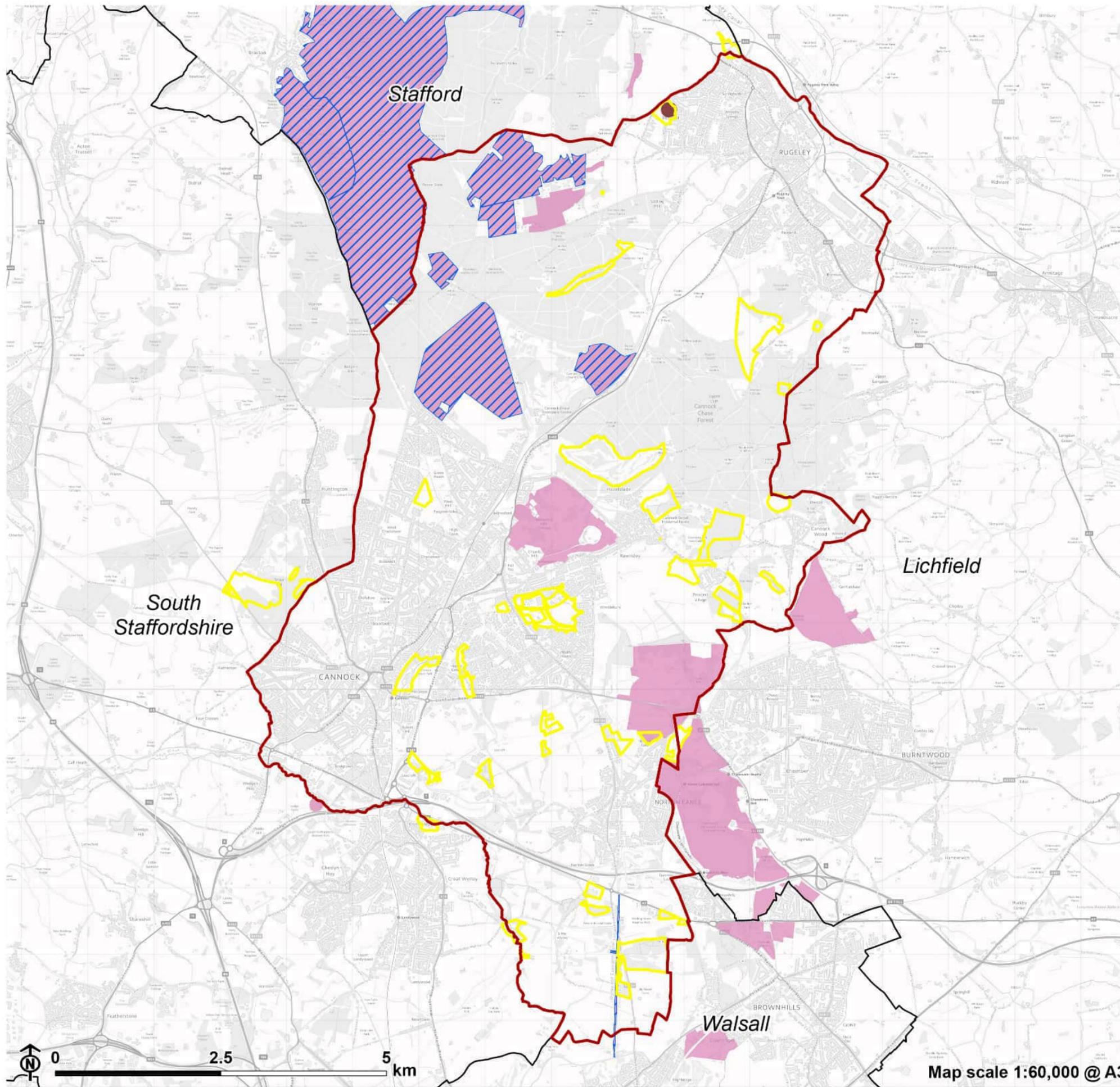
agriculturally unimproved grasslands on the edge of Cannock Chase National Landscape. Hednesford Hills (100ha) is regarded as a “leading light” in heathland conservation in the West Midlands (and is also part of the Chasewater and the Southern Staffordshire Coalfield Heaths SSSI). Mill Green and Hawks Green Valley (31ha) contains hay meadows, rush pastures, woodlands and wetland. 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 Local Geological Site (formerly known as a 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.

C.36 There are several areas of Ancient Woodland within the District, including to the west of Cannock and south of Rugeley. In addition, there are approximately 30 Sites of Biological Interest (SBIs) located throughout the District. These are sites of County-level importance and are considered to have substantive nature conservation value.

C.37 The River Trent forms the northern most boundary of the District and the Trent and Mersey Canal crosses this waterbody to run into the north of Cannock Chase at Rugeley. Rising Brook also flows into Rugeley but does so from the south. The Cannock Extension Canal passes into the south east of the District to the south of Norton Canes and the M6 Toll motorway from the Pelsall Junction on the Wyrley and Essington Canal. The Hatherton Branch Canal route is currently proposed to be restored and lies in the south west of the District passing to the south of Bridgtown and south west of Norton Canes. Kingswood Lake is also located in the southern portion of Cannock Chase into which a number of smaller waterbodies empty, including Newlands brook. Other important waterbodies in the District include Wyrley Brook and Ridings Brook which are to the south west by Rumer Hill.

C.38 The location of international, national and local biodiversity designations in Cannock Chase are shown in Figure C.3 below.

Figure C.3: Biodiversity assets



- Cannock Chase district boundary
- Local authority boundary
- Special Area of Conservation
- Site of Special Scientific Interest
- Site of Biological Importance
- Regionally Important Geological Site

Historic Environment

C.39 A number of archaeological inquiries have been undertaken within the towns of the District. Evidence of the Historic Townscape Environment in Cannock can be dated back to the medieval period. The earliest known building is Grade II listed, located in the town centre which has evidence suggesting 16th century origins.

C.40 Most historic buildings in the town have been identified as being of 18th and 19th century. The street pattern of the town centre has changed very little between the medieval periods to late 19th century. During the medieval period, agriculture consumed a large part of the economy of the town with map regression suggesting open fields covered much of the 20th century suburban development within the area. Housing within the inner suburbs comprises mostly of late 19th and 20th century date. 20th century suburban development had been concentrated to the south of town centre with northern suburbs commencing by the mid-century. The wider-area has an industrial history in brick-making and ironworking in the 18th-19th centuries with coal mining being introduced by the early 19th century which accounted for a large part of the economy. Industry has been concentrated in the south and south east during the 20th century with a shift towards administrative development [\[See reference 138\]](#).

C.41 The first designated Conservation Area in the District was Sheep Fair/Bow Street, Rugeley in 1973. There are now eight Conservation Areas in total in the District: Cannock Town Centre; Bridgtown North Street; Rugeley Town Centre; Main Road, Brereton; Trent and Mersey Canal; Church Street, Rugeley; Talbot Street/Litchfield Street, Rugeley; and Sheep Fair/Bow Street Rugeley. Of these Conservation Areas all eight have adopted Conservation Area Appraisals and Management Plans.

C.42 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, with coniferous woodland accounting for

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61% of all the woodland. Settlements represent 23% of the land use, 89% of which was constructed within the 20th century. If industrial and extractive land use is included under the Settlement character category, then the coverage is approximately 34% of the District. Fieldsapes cover 26% of the District.

C.43 The Staffordshire Historic Environment Record (HER) database holds information on the County's archaeological and historic sites, monuments and buildings. Historic Landscape Character (carried out by Staffordshire County Council in partnership with English Heritage (now Historic England)) and HER data form the basis of the Historic Environment Character Assessment for Cannock Chase.

C.44 This work was initially undertaken in 2009 to form part of the evidence base for the options assessment of the Cannock Chase Core Strategy. The Historic Environment Character Assessment Addendum for Cannock Chase was produced in 2017 to take account of the additional options which had been brought forward as part of the local planning process. This work assessed 13 additional areas at Cannock and six additional areas at Rugeley. Of those additional areas assessed, those identified as having a moderate or moderate/high value in terms of heritage assets present (and therefore with less potential to accommodate development without adverse effects on heritage assets) were CHECZ 24: Cannock Wood (Cannock), CHECZ 30: Watling Street (Cannock), RHECZ 13: Rising Brook (Rugeley) and RHECZ 14: Brereton (Rugeley) [[See reference 139](#)].

C.45 There are 76 Listed Buildings in the District, eight of which are listed at Grade II* and the remainder Grade II [[See reference 140](#)]. Of the listed buildings none are defined as "buildings at risk" on Historic England's Heritage at Risk Register [[See reference 141](#)]. The relatively small number means that they are important to the District. There are eight Conservation Areas in the District, covering 45.7 hectares, namely Cannock Town Centre; Rugeley Town Centre; Church Street, Rugeley; The Trent and Mersey Canal (a Conservation Area throughout Staffordshire); Bridgtown (North Street); Brereton (Main Road); Talbot Street/Lichfield Street, Rugeley; and Sheepfair/Bow Street, Rugeley.

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None are identified as being at risk on Historic England's Heritage at Risk Register.

C.46 In addition, there are four Scheduled Monuments in the District, namely Courtbanks Covert Dam (Metal Working Site) (Cannock Wood); Castle Ring Iron Age Hill Fort (Cannock Wood); Churchyard Cross (St. Luke's Church, Cannock); and a World War I Model of a Trench System (Penkridge Bank, Brindley Heath) [See reference 142]. None are identified as being at risk on Historic England's Heritage at Risk Register.

C.47 There is evidence for considerable and potentially significant late medieval/early post-medieval industrial activity taking place in the southern area of Cannock Chase. This includes a coal mine held by the Bishops of Lichfield in Beaudesert Park in the 14th century. Within the park there are the remains of numerous bell pits, from which coal and/or ironstone was extracted. Known sites for Post medieval iron working were concentrated upon several brooks towards the north of the District, notably including Rising Brook. As such, there is potential for further sites of archaeological value within the District [See reference 143].

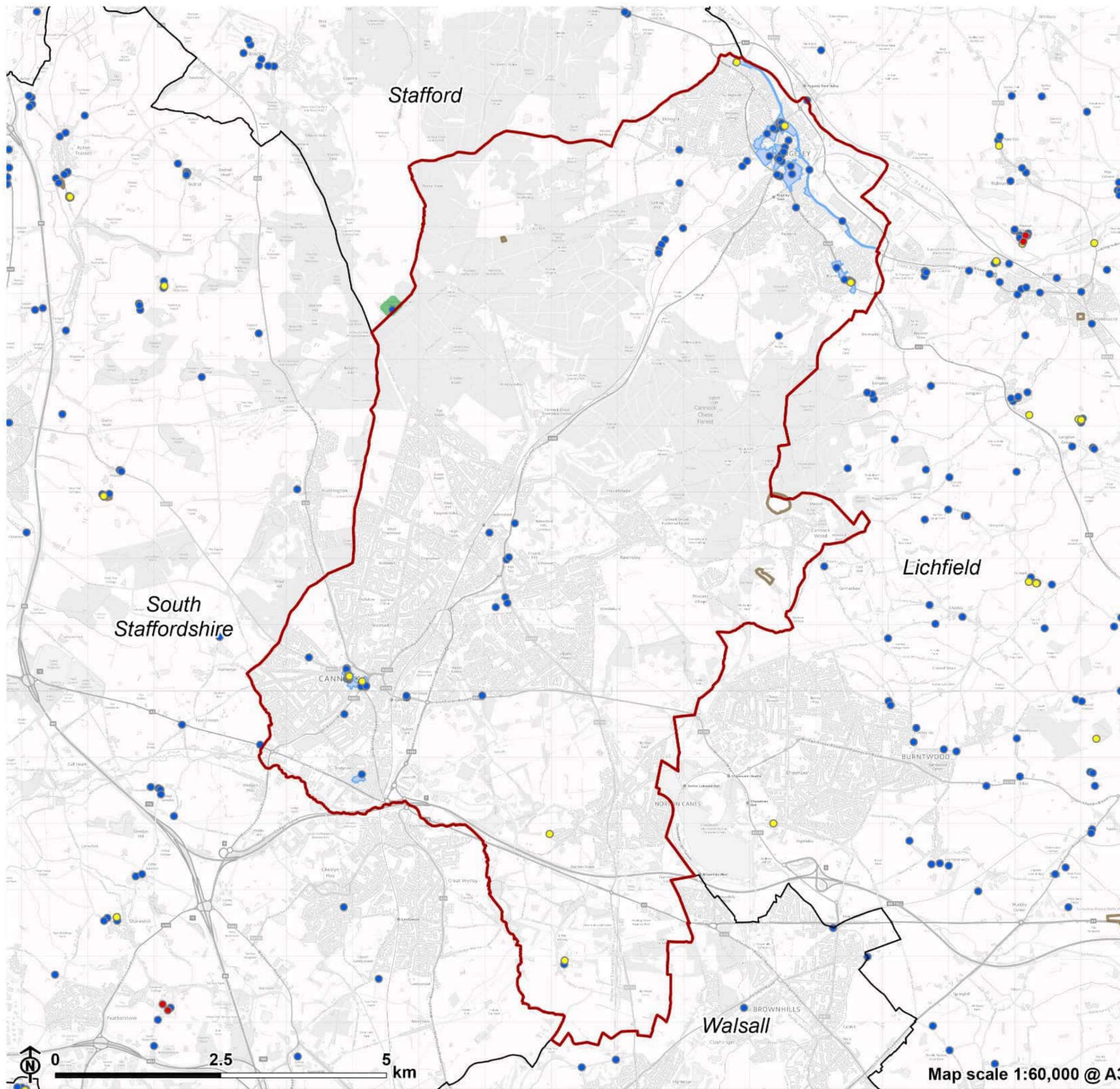
C.48 There are also a number of non-designated sites of local historical and archaeological value that are of importance but are vulnerable to loss and alteration due to their non-designated status [See reference 144]. There are over 600 non-designated assets including buildings, monuments, sites, places, landscapes relating to historic coal mining and other historic industrial activities, and the remains of two Great War training camps. Many of these were identified by the Chase Through Time project [See reference 145]. The NPPF requires that the effect of planning proposals on the significance of non-designated heritage assets should be taken into account in determining applications [See reference 146] thereby highlighting the importance of these features in planning terms. Cannock Chase Council has identified the opportunity to develop a Local List of undesignated heritage assets that are valued by the local community in contributing to the special qualities of the area. As part of the consultation undertaken during the preparation of the recently adopted Design Supplementary Planning Document (April 2016) the proposal to develop a Local

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List was supported. To support the Local Plan process, a Cannock Chase Heritage Impact Assessment was completed in September 2020 which will help to provide context to Local Lists. Several Parish and Town Councils within the District have been undertaking surveys and producing their own local lists as part of their Neighbourhood Plan work. This will provide a list of potential candidate buildings for the Local List **[See reference 147]**.

C.49 The locations of designated heritage assets in Cannock Chase are shown in Figure C.4 below.

Figure C.4: Historic environment



- Cannock Chase district boundary
- Local authority boundary
- Scheduled monument
- Conservation area
- Registered Parks and Gardens
- Listed building**
 - Grade I
 - Grade II*
 - Grade II

Air, Water and Soils

Air Quality

C.50 The Environment Act 1995 introduced the National Air Quality Strategy and the requirement for local authorities to determine if statutory air quality objectives (AQOs) are likely to be exceeded. All local authorities now report to DEFRA on an annual basis and have the obligation to declare Air Quality Management Areas and develop action plans for improvement of air quality if objectives are likely to be exceeded.

C.51 The main pollutant of concern in the Cannock Chase Council area is nitrogen dioxide, which is released into the atmosphere when fuels are burned (for example petrol in a car engine or natural gas in a domestic central heating boiler). Three Air Quality Management Areas (AQMAs) have been declared in the District, two of which have been revoked:

- A5 Watling Street, Cannock (AQMA No.1, revoked 2023);
- A5 Watling Street, Norton Canes (AQMA No.2, declared 2014); and
- Fiveways, Norton Canes (AQMA No.3, revoked 2023) [[See reference 148](#)].

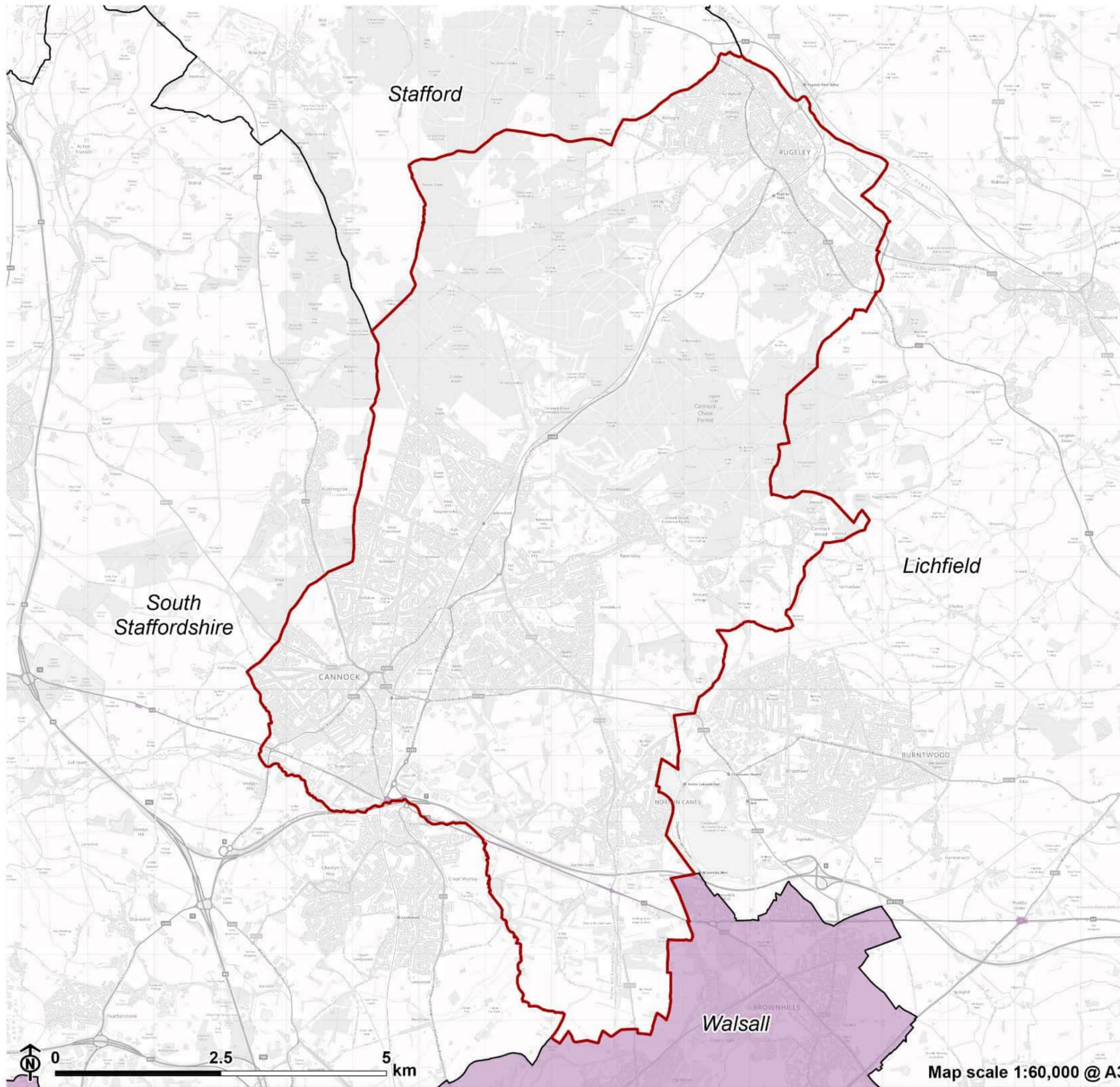
C.52 All three AQMAs continue to meet the annual air quality objective for NO₂ of 40µg/m³. Air quality monitoring data will be reviewed in the Council's 2024 Air Quality Annual Status Report and, if current trends continue, revocation of AQMA No.2 will be considered. According to the most recent Air Quality Annual Status Report (2023), monitoring data suggests that improvements in air quality in the District following COVID-19 are being maintained, as pollutant levels have not yet returned to 2020 levels. This may be indicative of wider societal movement toward home working, as well as continued improvements in UK vehicle composition (i.e. the general move from diesel to petrol and electric/hybrid vehicles, and tightening emission standards). Whilst no exceedance of the objective has been observed since 2016 and compliance is

anticipated following the pandemic, further work is required to monitor the impact of future developments by partnering with organisations to raise awareness and develop transport management strategies. In 2024, the current air quality programme will be expanded to reach new locations for monitoring. [\[See reference 149\]](#).

C.53 The main arterial roads in Cannock Chase consist of the M6 Toll motorway which crosses the southern part of the District, the A5 Watling Street running south east to north west across the southern section of the District, the A460 and A4601 running south west to north east through Cannock to Rugeley and crossing Cannock Chase National Landscape, the A34 running south to north through Cannock, the A51 at Rugeley and the A5190 running east from Cannock. The M6 Toll motorway is a trunk road operated by Midland Expressway Limited which has a 53 year concession to design, build and operate the M6 Toll motorway. Since the Infrastructure Act (2015) and the creation of Highways England, the Department for Transport have retained the highway authority status for M6 Toll motorway with Highways England carrying out some of the everyday liaison functions on the Department for Transport's behalf, however these functions are limited. The A5 is a trunk road under the responsibility of Highways England. As such these routes therefore have a different status to the other roads listed above. The major sources of pollution are associated with these roads. The most notable polluting industrial and commercial source was from Rugeley Coal Fired Power Station, which began the decommissioning process in June 2016.

C.54 The locations of AQMAs in Cannock Chase and the surrounding areas are shown in Figure C.5 below.

Figure C.5: Air quality



- Cannock Chase district boundary
- Local authority boundary
- Air Quality Management Area

Water

C.55 The main rivers in Cannock Chase are the River Trent, Rising Brook, Ridings Brook, Saredon Brook and Wash Brook. The risk of flooding within the District has been determined through the production of a Strategic Flood Risk Assessment (SFRA) [See reference 150] which concludes that Cannock Chase has a medium risk of fluvial flooding, with high consequences. There has been no significant increase/decrease in the flood extents since 2008; however, the UK has experienced two major flood events in summer 2012 and winter 2013. The watercourses within Cannock Chase impose a fluvial flood risk to the urban areas within the District and other settlements downstream; the courses of Rising Brook in the north of the District and Ridings Brook and Wash Brook in the south are at significant risk of flooding, being located in Flood Zones 2 and 3. The SFRA identifies that surface water (pluvial) flood risk is the main source of flood risk facing Cannock Chase District, with areas at high risk including Rugeley town centre and Cannock town. A 2019 Strategic Flood Risk Assessment for the Southern Staffordshire councils [See reference 151] has since been produced, which highlights that Cannock is in the top 10 urban areas at risk of surface water flooding in the County. Additionally, a cumulative impact assessment undertaken as part of the study to investigate the potential impacts of proposed development sites found that Saredon Brook and tributaries and Ridings Brook within Cannock District are at highest risk of flooding.

C.56 The Environment Agency has produced climate change allowances to support the NPPF. This includes advice on peak river flow by river basin district. Table C.3 shows the Environment Agency's [See reference 152] predicted peak river flow allowances for the Trent Valley Staffordshire River Basin which is of relevance in terms of both flood risk assessments and strategic flood risk assessments. These predictions are to be made use of with consideration for the flood zone and the appropriate flood risk vulnerability classification to decide which allowances applies to certain types of development or plans.

Table C.1: Peak river flow allowances by river basin district (using 1981 to 2000 baseline)

River basin district	Allowance category	Total potential change anticipated for the '2020s' (2015 to 2039)	Total potential change anticipated for the '2050s' (2040 to 2069)	Total potential change anticipated for the '2080s' (2070 to 2125)
Trent Valley	Upper end (90 th percentile)	30%	38%	61%
Trent Valley	Higher central (70 th percentile)	19%	23%	39%
Trent Valley	Central (50 th percentile)	15%	17%	29%

C.57 South Staffordshire Water Plc. Supplies water to properties in the District and has a number of abstraction points within the area. In 2009/10, Ofwat (the Water Services Regulation Authority) introduced water efficiency targets for all water companies. South Staffordshire Water was set a target of reducing demand by 0.53MI/d (each year up to 2014/15). This target has been met and exceeded by South Staffordshire Water. South Staffordshire Water has adopted a Water Resources Management Plan [See reference 153], which sets out in detail how it will meet demand for water in the South Staffs Water region in light of climate change, population growth and the need to protect the environment. The plan covers the 25 year period from 2020 to 2045. Up to 2045 it is expected that an additional 24% increase in connected properties will result. While overall household demand for water is forecast to rise by 24 megalitres (MI) of water a day by 2044/45, per capita consumption is expected to fall from 126l/p/d to 122l/p/d up to the same period. It is also estimated the impact of climate change will result in a reduction in amount of available water by 9.5MI a day by 2045 [See reference 154]. The 2020 Southern Staffordshire Council Water Cycle

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Study assessed the potential issues of future development in the region on the water supply, wastewater collection and treatment and water quality. The study concluded that a certain level of growth can be accommodated with minimal additional infrastructure. However, it also suggests that significant new infrastructure and upgrades to the existing network will be needed to accommodate project growth in South Staffordshire [See reference 155]. The study included an assessment of the sewerage and wastewater treatment works (WwTW) capacity to accommodate new development within Cannock Chase. Major constraints have been identified through the study in terms of sewerage capacity at areas to the north of Hednesford, east of Heath Hayes, west and south of Norton Canes and south of Rugeley. The District is not as constrained in terms of the capacity of WwTW infrastructure to accommodate new development.

C.58 The European Water Framework Directive (WFD) objectives are to prevent deterioration of waterbodies and to improve them such that they meet the required status for that given waterbody (rivers, lakes, estuaries, coastal and groundwaters). Water quality enhancements are required along watercourses within the District to meet WFD targets, particularly those related to the District's wastewater treatment. The Environment Agency provides the most recent data which shows that in 2022, two rivers in Cannock Chase (River Trent from Moreton Brook to River Tame, and Rising Brook) had 'poor' ecological status while three (Moreton Brook from source to River Trent, River Trent from River Sow to Moreton Brook, and Saredon Brook from Source to River Penk) were 'moderate'. Shropshire Brook had 'Good' ecological status. In terms of chemical status, all six rivers were classed as 'Fail'. There are a number of reasons for not achieving 'good' status, however the most common reasons (by category) are agricultural and rural land management, the water industry and urban and transport. It should be noted that changes were made to data collection methods in 2019, including monitoring of new substances. This resulted in majority of rivers nationally failing the pollution quality test, after passing in 2016. However, that does not remove the need to improve water quality both locally and nationally [See reference 156] [See reference 157].

C.59 There are a number of Groundwater Source Protection Zones within Cannock Chase District, which the Environment Agency has identified to show

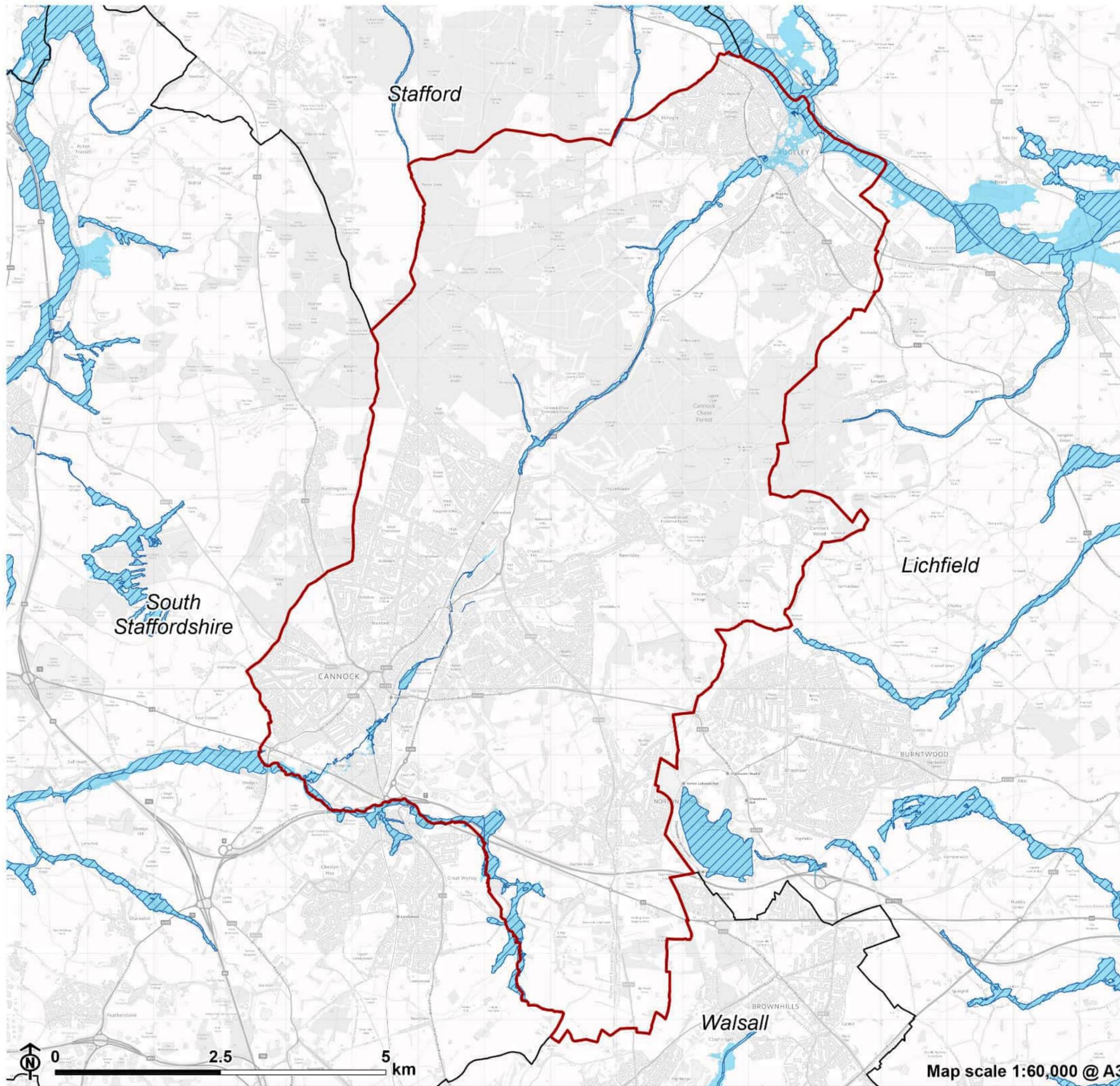
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where pollution could result in groundwater contamination. Included in these zones in the District are areas to the north, east and west of Cannock and one on the western side of Rugeley. Groundwater chemical status varies across different areas of Staffordshire Trent Valley. In the PT Sandstone Staffordshire region (covering the north, west, and central areas of the District), the chemical status of groundwater is mainly evaluated as 'poor'. However, contrasting this, in regions like the Staffordshire Trent Valley Mercia Mudstone East & Coal Measures and Tame Anker Mease Coal Measures Black Country (encompassing the eastern and southern parts of the District), the overall assessment of groundwater quality tends to be rated as 'good' [See reference 158].

C.60 District-wide Objective 8 in the Local Plan (Part 1) refers to the findings of the Southern Staffordshire Water Cycle Study [See reference 159], which concluded that there are sufficient water resources for the level of growth proposed, although water supply and wastewater treatment infrastructure upgrades may be required in places to support proposals (although these are not a barrier to development). Cannock Wastewater Treatment Works is identified as having capacity constraints which also requires early consultation on the part of developers with Severn Trent Water.

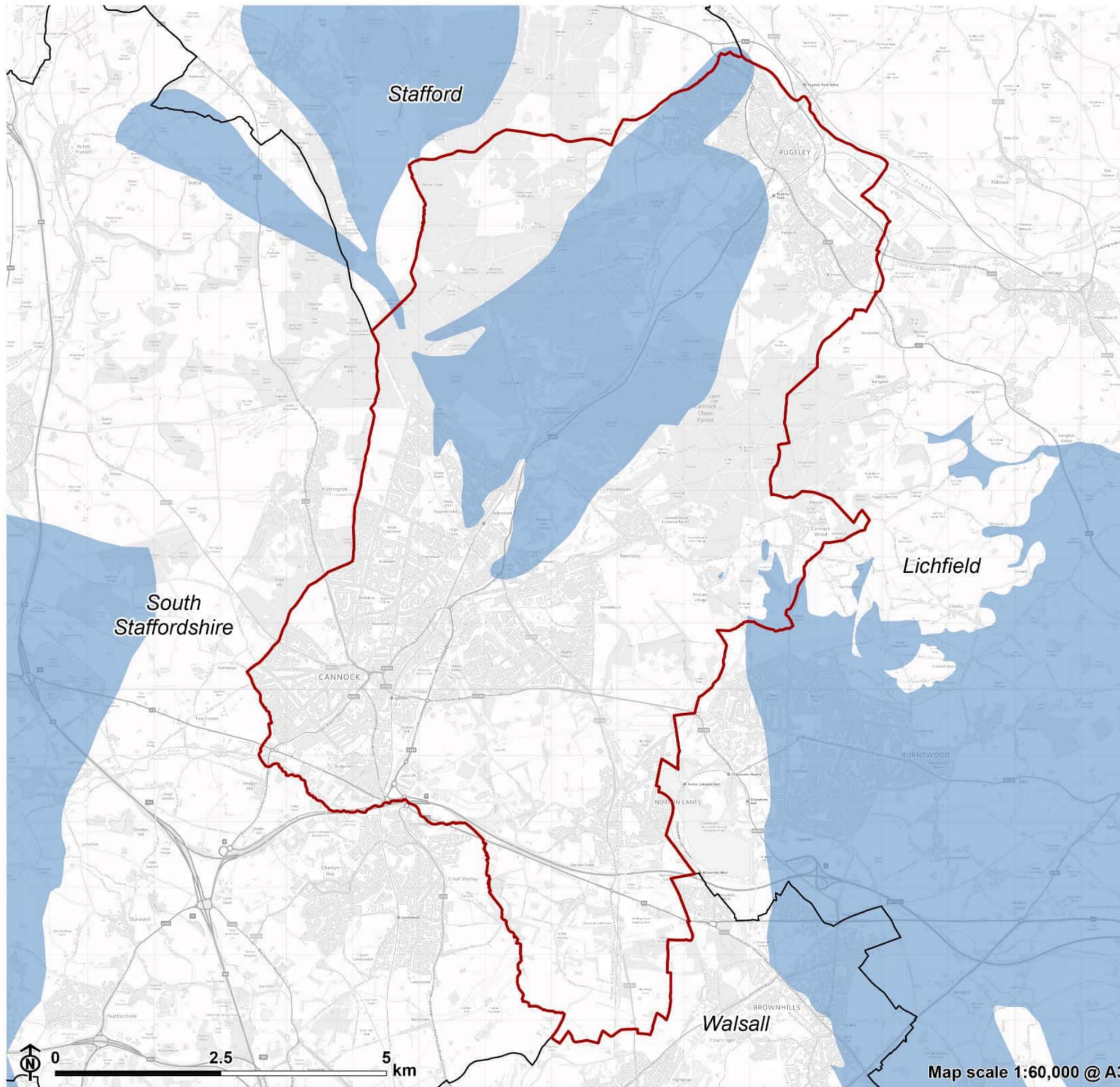
C.61 Areas of higher flood risk and Source Protection Zones are shown for Cannock Chase in Figures C.6 and C.7 below.

Figure C.6: Flood risk



- Cannock Chase district boundary
- Local authority boundary
- Flood Zone 3
- Flood Zone 2

Figure C.7: Water quality



- Cannock Chase district boundary
- Local authority boundary
- Source Protection Zone

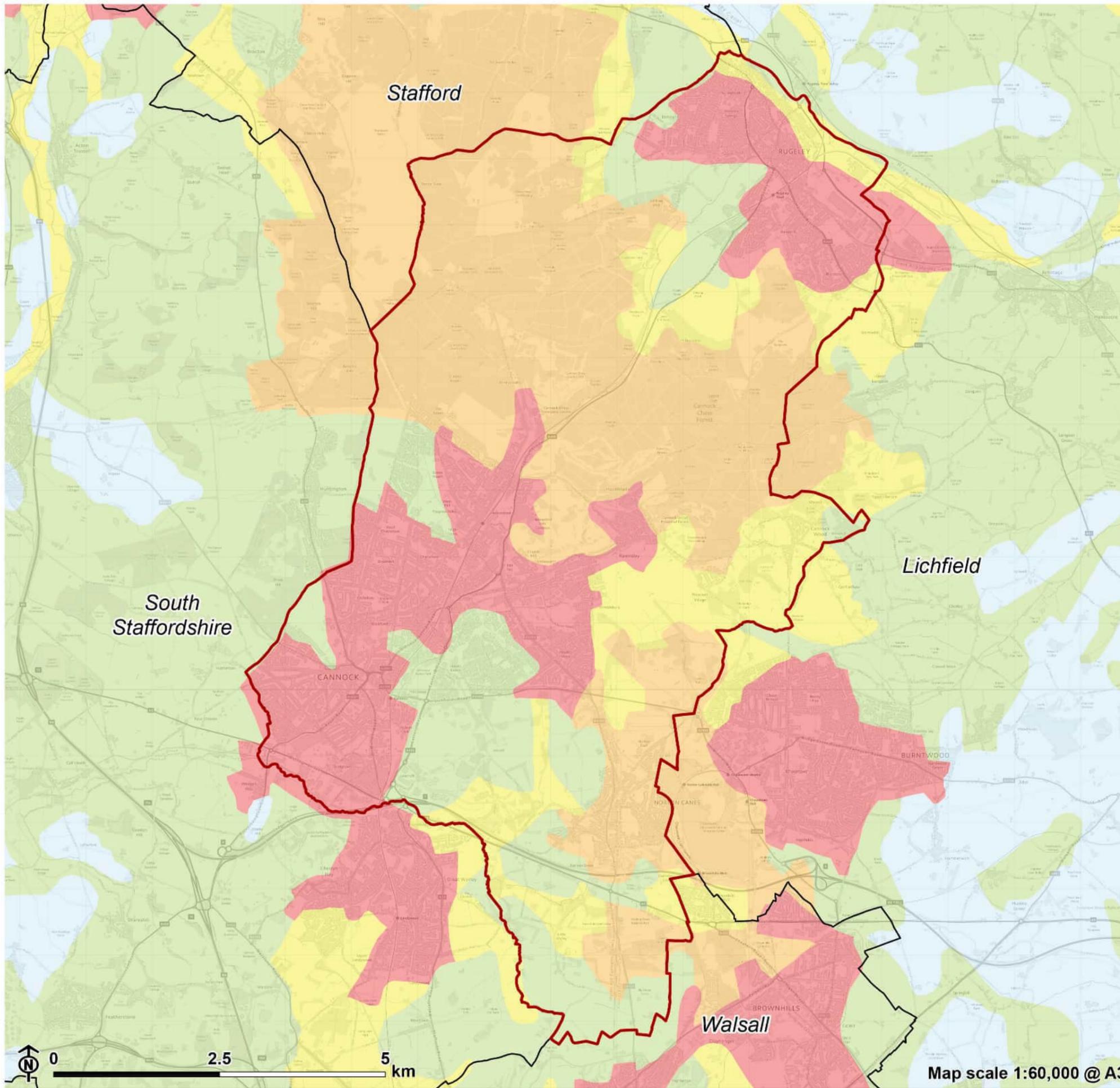
Soils

C.62 The Agricultural Land Classification (ALC) [See reference 160] system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The principal factors influencing agricultural production are climate, site and soil. These factors, together with interactions between them, form the basis for classifying land into one of five grades, where Grade 1 describes land as excellent (land of high agricultural quality and potential) and Grade 5 describes land as very poor (land of low agricultural quality and potential). Land falling outside of these scores is deemed to be 'primarily in non-agricultural use', or 'land predominantly in urban use'.

C.63 The majority of land within Cannock Chase is deemed to be either 'primarily in non-agricultural use' (the northern part of the District associated with the National Landscape) or on Grade 3 and 4 land (good to moderate or poor soil quality) typically found in the south, north and east of the District. The remaining land is in urban use.

C.64 The Agricultural Land Classification of soils in Cannock Chase is shown in Figure C.8 below.

Figure C.8: Agricultural land



- Cannock Chase district boundary
- Local authority boundary
- Agricultural Land Classification**
 - Grade 2
 - Grade 3
 - Grade 4
 - Non agricultural
 - Urban

Amenity/light pollution

C.65 Cannock Chase District is the 211th darkest district out of the 326 within England [See reference 161]. Proportionally, light pollution in Cannock Chase is greater when compared to Staffordshire, West Midlands and England. The District has three distinct areas over Cannock, Rugeley and Norton Canes that are within the highest levels of light pollution in the county (greater than 32 Nanowatts/cm²/sr). The darkest areas of the District (between 0.5 and 1 Nanowatts/cm²/sr) are in the north east and lie within the Cannock Chase National Landscape, however brighter light ranging between 1 and 8 Nanowatts/cm²/sr are recorded at the periphery of the National Landscape. Cannock Chase National Landscape is the brightest of all 34 National Landscapes in England, although 47% of its landmass falls in the third darkest category and there is no severe light pollution. The majority of the light spills out from the towns of Cannock, Rugeley and Stafford into the National Landscape.

C.66 Cannock Chase is a nationally and internationally important landscape, and its relative tranquillity/darkness at night is an integral part of its beauty and sense of remoteness. The Cannock Chase National Landscape is the least dark of all 34 National Landscapes in England [See reference 162]. Although none of Cannock Chase National Landscape falls within the two darkest categories, 47% falls in the third darkest category where there is no severe light pollution. Although some light spills out from the towns of Cannock, Rugeley and Stafford into the National Landscape, brighter areas inside the National Landscape correlate with street lighting and villages such as Upper Longdon and Brocton. Relatively large parts of the National Landscape still remain an oasis of darkness for people to enjoy compared to the surrounding towns, although the core of the Chase has become popular for night-time activities such as mountain biking which impacts on appreciation of the night sky and general disturbance.

Waste and Minerals

Waste

C.67 Of the 40,063 tonnes of household waste produced in Cannock Chase in 2021-2022, 41.9% was sent for reuse, recycling or composting [See reference 163]. Approximately 519.6kg of waste per person was collected during this year. There was a decrease in waste generation per household in 2021-2022 compared to 2020-2021 levels (538.3kg per person in 2020-2021) and a slight increase in levels of waste reused, recycled or composted (42.7% in 2020-2021). 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 District Council, Stafford District Council and South Staffordshire District Council.

C.68 The Staffordshire and Stoke-on-Trent Joint Waste Local Plan [See reference 164] was adopted in March 2013. It sets out the authorities' proposed strategy for developing the required waste management facilities in the Plan area and includes policies that identify how the overarching Vision for the Plan will be achieved. The four Strategic Objectives set out in the Plan cover issues including climate change mitigation, reducing reliance on landfill, improving the quality of waste management facilities and supporting economic growth.

C.69 The 2013 refresh of the Staffordshire County Council and Stoke-on-Trent City Council Joint Municipal Waste Management Strategy [See reference 165] is an update to the 2007 full strategic plan, addressing the management of municipal solid waste within Staffordshire and Stoke-on-Trent to the year 2026. It has been prepared by Staffordshire Waste Partnership (SWP), which comprises Staffordshire County Council, Stoke-on-Trent City Council, and eight Staffordshire District/Borough Councils, including Cannock Chase. The Strategy sets a number of core objectives including:

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- To maintain zero waste to landfill and reduce the amount of local authority collected municipal and commercial residual produced in Staffordshire, benchmarked against the top 10% of residents, thus reducing the overall volume of waste that is treated, recovered, disposed, or recycled.
- To achieve efficiency savings across SWP, thus reducing the total budget for waste management below the rate of inflation.
- To ensure the maximisation of resource value from collected materials, as a commodity or as energy provision.
- To reduce the total carbon emissions for waste collection, processing and disposal activities by 2% year on year, by ensuring consideration in future contracts, infrastructure and procurement decisions.
- To provide and support appropriate infrastructure with suitable contracts that ensure value for money, by developing procurement policies to maximise efficiency and sustainability.
- To provide efficient and cost effective waste services to local residents and businesses.

Minerals

C.70 Staffordshire County Council adopted its Minerals Local Plan (2015-2030) [See reference 166] in February 2017. This has replaced the saved policies from the previous Minerals Local Plan.

C.71 The Minerals Local Plan identifies Minerals Safeguarding Areas throughout Staffordshire which combine to cover a large proportion of the County's area. Cannock Chase District is almost entirely within a Mineral Safeguarding Area for 'all minerals except coal and fireclays', while the southern part of the District is covered by a Minerals Safeguarding Area for coal and fireclays.

Population

C.72 The resident population of Cannock Chase increased by 3.1%, from 97,500 in 2011 to 100,500 in 2021. This increase is lower than the increase for the West Midlands, at 6.2%[\[See reference 167\]](#). Based on recent growth rates, the mid-2022 population of Cannock Chase is estimated to be 102,944 [\[See reference 168\]](#). The population of Cannock Chase is less diverse than the national average; in 2021, 96.5% of the population in Cannock Chase was classed as white, compared with 81% in England & Wales [\[See reference 169\]](#).

C.73 The District had a marginally higher proportion of people who are of working age (62.5%) when compared to the West Midlands region (61.9%) and Great Britain as a whole (62.9%). The proportion of working age residents who were reported as being economically active for the period October 2022 to September 2023 (884.6%) is markedly higher than the figure for the wider West Midlands region (78.4%) and the national (78.8%) figure [\[See reference 170\]](#).

C.74 The 2018-based Subnational Population Projections produced by the Office for National Statistics (ONS) [\[See reference 171\]](#) are an indicator of future trends in population making use of local authority fertility, mortality and migration assumptions using estimated values from the five years before the base projection year. These projections indicate that the Cannock Chase population will grow by 6.6% between mid-2018 and mid-2028. There is expected to be an overall increase in all ages in Staffordshire County from 2019 to 2039. Percentage increases are expected in the District for older age groups, specifically persons aged 65 and over (+13.7% for ages 65 to 74, and +58.1% for ages 75 and over) [\[See reference 172\]](#).

C.75 In 2020, Cannock Chase had a population density of 1,287 persons per square kilometre, which is higher than the England and Wales average (395 persons per square kilometre), and the second highest in Staffordshire after Tamworth (2,491 persons per square kilometre) [\[See reference 173\]](#).

Housing

C.76 For the year 2020, it was estimated that Cannock Chase had around 44,949 households [See reference 174]. This figure is expected to rise to approximately 52,372 households by 2043.

C.77 In the year 2021, local authorities (including those outside of the District) owned and were responsible for 5,098 dwellings in Cannock Chase [See reference 175].

C.78 The average house price in Cannock Chase in November 2023 was recorded as £227,902 (national average is £308,325). The Cannock Chase average house price was the fourth lowest in Staffordshire at the end of November 2023, after Stoke-on-Trent City (£140,121), Newcastle Under Lyme Borough (£191,109) and Staffordshire Moorlands District (£221,613). Lichfield District (£320,262) has the highest house prices, followed by South Staffordshire District (£301,779) and Stafford Borough (£270,684) [See reference 176].

C.79 The median housing affordability ratio in Cannock Chase in 2022 was recorded as being 7.6. This is lower than the figure at a national level (8.3). In 2022, full-time employees in England could expect to spend around 8.3 times their annual earnings buying a home. This is a statistically significant decrease compared with 2021, when it was 9.1 times their workplace-based annual earnings [See reference 177]. In 1997, the figure was 3.1 for the District and 3.5 nationally. This demonstrates the trend to increasingly unaffordable homes within the District and at a national level. In 1997, 89% of local authorities had an affordability ratio of less than five times workers' earnings, whereas only 7% had this level of affordability in 2022. The sharp price increases in 2021 corresponded with increases in the volume of sales and changes in Stamp Duty Land Tax and Land Transaction Tax. The ratios in 2022 are therefore a return to the long-term trend, following a sharp increase in 2021.

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C.80 According to the 2021 Census [See reference 178], 67.1% of households in Cannock Chase are owner occupied, decreasing from 69.1% in 2011. In addition, 15.8% of tenures are privately rented and 16.2% social renters, changing significantly from 12.1% and 16.9% in 2011, respectively. The 2019 Cannock Chase Local Housing Needs Assessment [See reference 179] identifies that the cost to privately rent 1 or 2 bedroom homes is similar or cheaper than the cost to own them as starter homes, while it is cheaper to rent larger, 3+ bedroom homes, than to buy them. This reflects the increasing number of households in Cannock Chase that are having their housing needs met in the private rented sector. The Southern Staffordshire Districts Housing Needs Study [See reference 180] identifies a need for future provision to be focused on smaller dwellings suited to younger people, whilst recognising the aspirations of people to live in larger properties (3 and 4 bedrooms).

C.81 The 2024 Housing Needs Assessment (HNA) [See reference 181] for Cannock Chase analysed the housing need for the District against the Government's Standard Method. This identified a need for 264 dwellings per annum. This figure is based on household growth of 216 per annum and an uplift for affordability of 22%.

C.82 Analysis undertaken to estimate the annual need for affordable housing identified a need for 290 affordable homes per annum across the District. The analysis was split between a need for social/affordable rented accommodation (based on households unable to buy or rent in the market) and the need for affordable home ownership (AHO).

C.83 The analysis in the HNA of the future housing mix for the Cannock Chase takes account of demographic change in the District. It is noted that the percentage of households with dependent children in Cannock Chase is fairly typical with around 27% of all households containing dependent children in 2021 (compared with around 29% regionally and nationally). Across all sectors the analysis highlights a specific need for need for 2-bedroom accommodation, with varying proportions of 1-bedroom and 3+-bedroom homes. For general need rented affordable housing there is a clear need for a range of different sizes of homes, including 30% to have at least 3-bedrooms. Furthermore,

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considering the nature of the area and the identified needs, the analysis suggests that the majority of units should be houses rather than flats. The analysis of the HNA also indicates that the slightly older age structure and higher levels of disability within Cannock Chase's population should be reflected in the provision of accessible and adaptable dwellings and wheelchair user dwellings.

C.84 The most recent Authority Monitoring Report [\[See reference 182\]](#), published in 2022, provides an assessment of housing delivery in the District against housing delivery targets. 620 net additional dwellings were delivered in 2021-2022, which is above the managed delivery target of approximately 241 houses per year. Net additional dwellings between 2006/07 and 2021/22 were 5,407 dwellings. The trend for housing delivery is on track for the plan period and there is no shortfall in delivery as of 2021/22. The Affordable Housing target for 2021/22 was 231 units, with 272 units delivered.

C.85 1,358 net dwellings are expected to be delivered in the next five year (2022/23 to 2026/27), equating to 5.0 years of supply (including a 5% buffer as required by national policy). 1,440 dwellings are expected to be delivered over the remainder of the plan period (2022/23 – 2027/28), equating to an oversupply of around 745 dwellings over the plan period. Targets for housing delivery are being met and the delivery of housing is ahead of the trajectory forecast in the Local Plan. There is a 5-year supply, but due to the Local Plan being over 5 years old, the annual housing target is calculated using the Government's standard methodology [\[See reference 183\]](#).

C.86 There have been four additional pitches (Gypsy and Traveller) permitted in 2021/22. 15 pitches have been provided since the start of the plan period (two in 2009, five in February 2021, four in September 2020 and four in April 2022). There is no five-year supply in place, but the Local Plan seeks to progress the issue further.

C.87 Cannock Chase forms part of the Greater Birmingham Housing Market Area (HMA) along with Birmingham, Bromsgrove, Dudley, Lichfield, North Warwickshire, Redditch, Sandwell, Solihull, South Staffordshire, Stratford upon

Avon, Tamworth, Walsall and Wolverhampton. Across this area, there is a significant housing shortfall which Cannock Chase will need to consider making provision towards.

Health

C.88 The health of people in Cannock Chase is varied. Health deprivation is 20.4, lower than the West Midlands region (25.3) and the England average (21.7). In 2016, 16.6% of children (4,062) live in low-income families [See reference 184].

C.89 In 2021, life expectancy in Cannock Chase District was lower than the England average (78.7 years for men and 82.8 years for women) at 76.7 years for men and 81.9 years for women. In 2021, Cannock Chase received a health index score of 104.4 (national average was 100.8). In 2020, it was 98.7 (national average was 100.1) and in 2019 it was 104.6 (national average was 100.9). A higher health index score highlights clear improvements across people, lives and places. The District is ranked 106 out of the 317 local authority districts in England for the domain of health deprivation and disability, which measures the risk of premature death and the impairment of quality of life through poor physical or mental health. [See reference 185]

C.90 The Health Index for England is a comprehensive tool that gauges the nation's health by considering various factors. It encompasses health outcomes, behaviours, personal circumstances, and broader influences linked to where individuals reside. This index offers a single value indicating overall health trends over time and can be dissected to highlight specific aspects influencing these changes.

C.91 It evaluates health at different levels – local authority, regional, and national – and facilitates comparisons across geographic areas and health-related topics. Initially covering England, the goal is to eventually extend this index to encompass the entire UK.

C.92 The Health Index breaks down into three key domains: Healthy People, focusing on individual health outcomes; Healthy Lives, considering health-related behaviours and personal circumstances; and Healthy Places, which delves into the environmental and locational factors influencing health.

C.93 Public Health England's summary for the District shows that Cannock Chase performs worse than the England average in terms of life expectancy at birth (male); under 75 mortality rate from all causes; under 75 mortality rate from cancer; emergency hospital admission rate for intentional self-harm; admission episodes for alcohol-related conditions; percentage of adults classified as overweight or obese; under 19s conception rate; smoking status at time of delivery; infant mortality rate; Year 6 prevalence of obesity; children in relative low income families (under 16s); and children in absolute low income families (under 16s). It should be noted that the District has seen improvements across some of these indicators in comparison to previous reporting years [See reference 186].

Physical Activity and Obesity

C.94 Although Cannock Chase experiences a range of health inequalities which impact on the welfare of the District's residents, physical activity and childhood obesity have been identified as major issues and a health priority in the District. With 33% of the District's residents undertaking fewer than 30 minutes of physical activity per week in 2020/2021, this is higher than the average for England, at 27.5%. Over the period 2019-2020, 68.5% of adults (aged 18+) in the District were classified as overweight or obese. This represented a decrease of 1.5% from 2018/19 but remains significantly higher than the England average of 62.8% [See reference 187].

C.95 In children aged 10-11 (Year 6), those classified as overweight or obese fell from 37.1% in 2017/18, to 33.9% in 2019/20. This is below both the West Midlands average, and the national average of 35.2%. The percentage of overweight and obese children aged 4-5 (Reception) fell from 26.4% in 2017/18

to 24.7% in 2018/19, however this rose to 25.7% in 2019/20. This remains above the average for England (23%).

C.96 Public Health England has identified that environmental drivers such as the availability of cheap and readily available fast food have a significant impact on obesity and contribute to an obesogenic environment. Data from June 2017 indicates that 33.4% of all food outlets in Cannock Chase are takeaway food outlets. Takeaways comprised a larger proportion of food outlets in Cannock Chase than in any other district in Staffordshire in 2017. Although the underlying factors that contribute to obesity are complex and wide-ranging, and those identified here cannot be casually attributed to the prevalence of obesity in Cannock Chase, it is evident that the District experiences a range of factors linked to obesity and could therefore be more susceptible to a higher prevalence of overweight and obesity-related health issues. The percentage of adult residents meeting the recommended dietary guideline of five fruit and vegetables per day was 52.3% in 2017/18. This is below the 2017/18 England average of 54.8% and could therefore contribute to the issue of obesity in the District [\[See reference 188\]](#)

C.97 Being overweight or obese is also linked to various mental health issues, including low self-esteem and depression, which has significant socioeconomic implications [\[See reference 189\]](#).

Ageing Population

C.98 The ageing population in the District has also been identified as a health priority for Cannock Chase. It is expected that by 2028, there will be a 20.3% rise in people aged 65 and over from 2018 levels, and a 44.9% increase by 2038 [\[See reference 190\]](#). This increase in older aged people will result in a rise in health conditions associated with an ageing population, such as dementia. In 2019, the estimated dementia diagnosis rate for people aged 65 in Cannock Chase and over was 73.9% – above the average for England of 68.7%.

Social Inclusion and Deprivation

C.99 The Index of Multiple Deprivation (IMD) 2019 [See reference 191] is a measure of multiple deprivation at the small area level. Seven domains of deprivation are measured: Income; Employment; Health Deprivation and Disability; Education, Skills and Training; Barriers to Housing and Services; Crime; and Living Environment. Each domain contains a number of indicators. The seven domains are combined to give a multiple deprivation score. The data is now based on identified neighbourhoods known as 'Super Output Areas' (SOAs) rather than wards. According to the 2019 IMD, Cannock Chase is ranked as the second most deprived district in Staffordshire (excluding Stoke-on-Trent) after Tamorth (ranked at 125), with a rank of 126 out of 317 local authorities nationally, with 1 being the most deprived district. There was a particularly low rank for the domain of Education, Skills and Training, where the District was ranked 437 out of 317. Cannock Chase is also ranked as the most deprived district in Staffordshire for the domains of Income and Employment.

C.100 Areas of the District to the north west of Western Springs, north of Brereton and Ravenhill, Hednesford North, Cannock North, Cannock East, Cannock South and to the north east of Norton Canes are within the 30-10% most deprived LSOAs nationally [See reference 192].

C.101 A fuel poor household is defined as one which needs to spend more than 10% of its income on all fuel use and to heat its home to an adequate standard of warmth. In 2021, 15.7% of households (6,991) in Cannock Chase were deemed to be in fuel poverty, which is lower than the regional average of 17.8% [See reference 193]. In the period April to September 2024, 1.5 million food parcels were supplied by food banks established by the Trussel Trust to people across the UK (of which 208,000 were to families with children). This is an increase of 16% compared to the same period in 2022 and an 11% increase compared to the previous year. In the West Midlands the number of those supported by such services in 2023 was recorded as 132,361 and in Cannock Chase the number of emergency parcels was 3,983 (of which 1,659 were supplied to children). Low incomes – especially from social security, debt,

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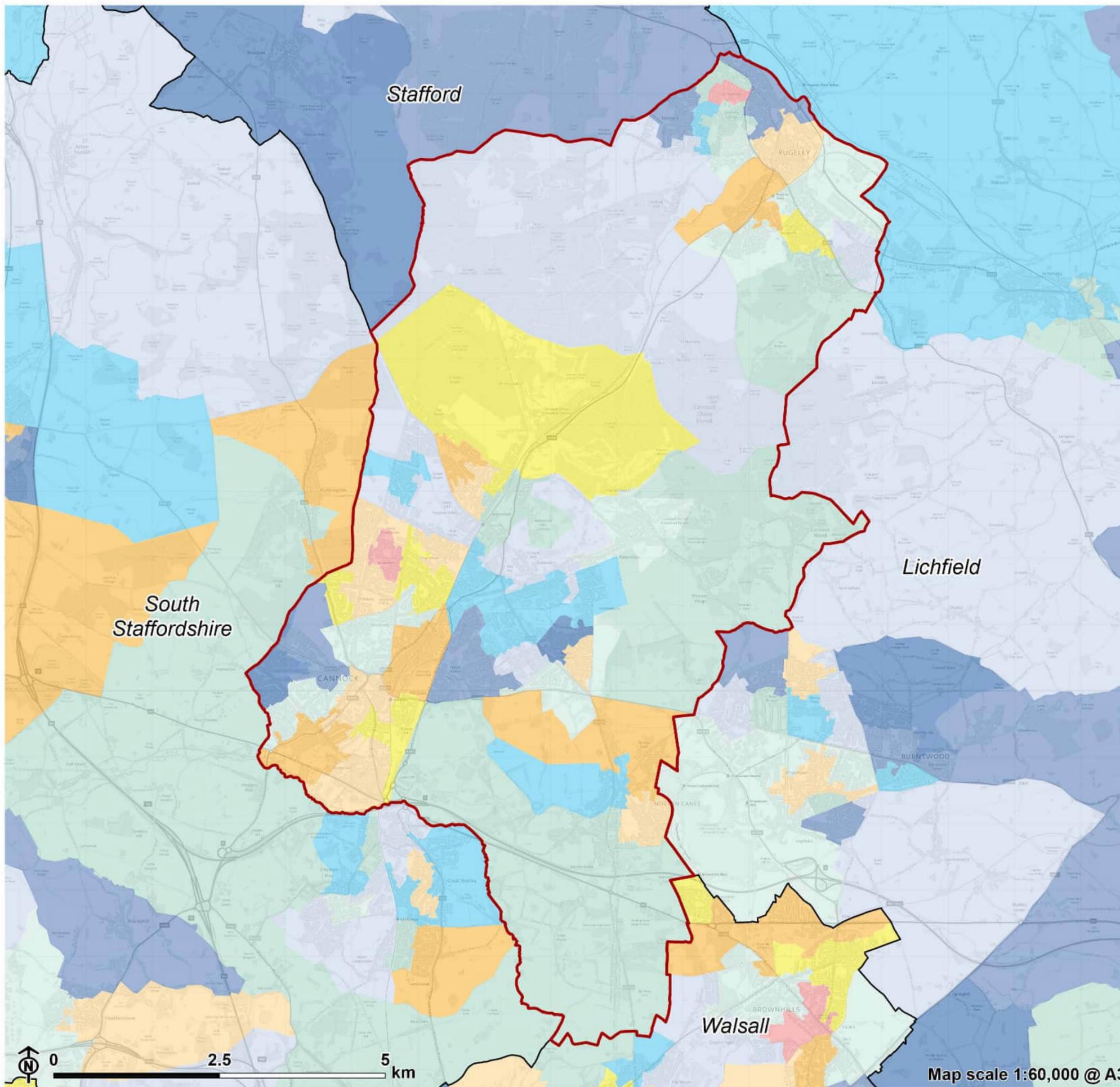
health conditions and issues with social security payments such as delays or sanctions – were the main reasons people were left with no option but to turn to a food bank for help [\[See reference 194\]](#).

C.102 The Cannock and District Foodbank was launched in October 2012. Between April 2013 and March 2014, the Foodbank collected 36,299 kilograms of food donated by the local community. More than 34,500 kilograms of food was distributed during this period (34,516 kg), with 2,608 adults and 1,292 children served with food parcels. Key reasons for people across the District being referred to the Foodbank during this period included changes and delays to welfare benefits, low income and debt. Two hundred people who received food vouchers from local providers were unemployed, with at least 110 people without a fixed abode. Since opening, the foodbank has supplied 238,824.27kg of food to 21,775 members of the public over seven years (14,612 adults and 7,163 children) [\[See reference 195\]](#).

C.103 Children from the most disadvantaged backgrounds (those eligible for free school meals) are less likely to achieve the expected level of attainment at each stage in the education system or to progress to higher education [\[See reference 196\]](#). In 2020/21, 15% of pupils in Staffordshire were in receipt of Free School Meals (FSMs) [\[See reference 197\]](#). The percentage of pupils in receipt of FSMs was 13% in Cannock Chase in 2015, which is lower than the West Midlands figure of 18% and the national figure of 15% [\[See reference 198\]](#).

C.104 Figure C.9, below, shows areas of higher and lower deprivation in Cannock Chase as per the 2019 IMD.

Figure C.9: Indices of Multiple Deprivation (overall)



- Cannock Chase district boundary
- Local authority boundary
- Index of Multiple Deprivation (%)**
- 0 - 10 (most deprived)
- 10 - 20
- 20 - 30
- 30 - 40
- 40 - 50
- 50 - 60
- 60 - 70
- 70 - 80
- 80 - 90
- 90 - 100 (least deprived)

Crime

C.105 The Feeling the Difference (FtD) report for residents of Staffordshire and Stoke-on-Trent identifies that 69% of respondents indicated that the level of crime is key in making the local area a good place to live [See reference 199]. For the twelve-month period up to the end of 2021, Cannock Chase had recorded 54.19 crimes per 1,000 people. For comparison, the West Midlands reported 90.18 crimes per 1,000 people for the same period. The number of recorded offences in Cannock Chase decreased from 57.77 crimes per 1,000 people from the previous reporting period. The number of recorded offences (excluding fraud) in Cannock Chase was 5,499 crimes. Victim based crime in the District accounted for 89% of crime during the most recent reporting period (4,881 crimes). This includes crimes such as violence against the person, sexual offences, robbery, theft offences and criminal damage and arson offences. The number of violent crimes per 1,000 people (5.68) for the twelve-month period up to the end of 2021 in Cannock Chase was reported as being significantly lower than the equivalent figure for the West Midlands (10.26) [See reference 200] .

C.106 Comparing Cannock Chase to the other local authority areas in the County, the District is ranked as the third most deprived District in Staffordshire with reference to crime, after Newcastle-under-Lyme and Tamworth [See reference 201]. The District has seen a recent small decrease in the number of reported crimes per year and 99% of respondents to the FtD survey in Cannock Chase, for the period of 2017-2018, stated that they feel 'very/fairly safe' outside in their local area during the day. After dark, 84% of respondents state that they feel safe. This level is above the Staffordshire averages of 98% and 82% respectively for the same period [See reference 202].

C.107 The Design SPD for Cannock Chase District [See reference 203] which was adopted in April 2016 refers to the potential for high quality new development to design out crime and highlights evidence that homes built to 'Secured by Design' standards suffer up to 75% less burglary, 25% less vehicle crime and 25% less criminal damage.

Education

C.108 There are 33 mainstream schools in the District, consisting of 27 primary schools (infants and juniors) and six secondary schools. This reflects a change in circumstances in the District since September 2018 given that the Hagley Park School at Rugeley has recently closed. Four of the secondary schools in the District 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.

C.109 Statistics from January to December 2021 show that the proportion of adults (aged 16 to 64) in Cannock Chase who have attained qualification levels equivalent to NVQ level 4 and above (33.4%) is slightly below that of the West Midlands (38.8%) and Great Britain (43.5%). The proportion of those with no qualifications in Cannock Chase is 8.8%, which is higher than the proportion of those in the West Midlands who fall into this category (7.7%) and the national average (6.6%). GCSE attainment for Cannock Chase pupils is worse than the England average, with 86.3% of residents attaining NVQ1 level qualifications and 77.1% attaining NVQ2 level qualifications, compared with 87.6% and 78.2% for Great Britain, respectively [See reference 204]. Furthermore, there are inequalities within the District in relation to educational achievement (specifically pupils achieving five GCSEs or more) which ranged from 25% in Cannock North ward to 59% in Hawks Green ward in 2018 [See reference 205].

C.110 The West Midlands County, Staffordshire, recognises inequalities in relation to educational achievement, and in 2015 set out a Learning Infrastructure Framework [See reference 206] which seeks to provide better local education through further investment into education, securing capital funding to enlarge and / or build new schools and provide school facilities and services that benefit communities.

Culture, Leisure, Recreation and Tourism

C.111 There are a range of leisure and recreational facilities in the District, including the Cannock and Rugeley Leisure Centres, commercial fitness centres and various golf courses. The District also has a number of community centres, village and parish halls, youth centres and places of worship in which to congregate and run events, as well as Welfare Centres and Social Clubs (Working Men's Clubs) such as Lea Hall in Rugeley. Commercial leisure opportunities include a cinema, a local ice rink and a number of traditional public houses.

C.112 While the District's cultural centres are primarily focused on the Prince of Wales Theatre in Cannock and the Rose Theatre in Rugeley, there are a number of other cultural/community centres and facilities available in the District, including the Museum of Cannock Chase, the visitor centres and the Birches Valley Forest Centre. The number of visitors to the Prince of Wales Theatre increased continuously between 2016 and 2019, from 64,121 visitors in 2016/17, to 72,534 in 2018/19. The Museum of Cannock Chase experienced increase from 239,388 visitors in 2016/17 to 393,262 in 2017/18, but then experienced decline to 46,474 in 2018/19. The COVID-19 pandemic is likely to have reduced visitor numbers to both attractions, due to capacity restrictions and enforced closures during recent years. Inspiring Healthy Lifestyles (IHL), which runs culture and leisure on behalf of Cannock Chase District Council was awarded £342,000 as part of the Government's Culture Recovery Fund (CRF), which will be used to support the Museum of Cannock Chase, Prince of Wales Theatre and the Arts Development programme run by IHL [\[See reference 207\]](#).

C.113 Cannock Chase Council has undertaken an assessment of open spaces in the District. This has identified a wide range of formal and informal spaces providing for recreation, nature conservation and other uses, many of which are multi-functional [\[See reference 208\]](#). In 2018, an Open Space Assessment and Strategy Commission brief was published by the Council, with the intention to review the previous assessments, and help to further assess the quantity,

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quality, and accessibility of different types of open spaces across the District and the existing and future needs of local communities. This will allow the identification of open spaces to meet these needs with recommendations for future management and maintenance. [See reference 209] More recently, Cannock Chase District Council has produced the Playing Pitch Strategy and Action Plan (2019) [See reference 210] for the period 2018-2036, which provides an evidence base to help protect playing fields and ensure that sufficient land is made available to meet existing and future needs.

C.114 There are three main town centres within Cannock Chase, namely at Cannock, Hednesford and Rugeley. Cannock provides a variety of shopping malls, including some well-known chain stores as well as local businesses, and a traditional market, while Hednesford offers a variety of specialist and traditional shops and cafes and Rugeley provides access to some major retail chains as well as a mix of locally owned shops. The Rugeley market also operates three days a week. The Cannock Chase Retail and Leisure Study [See reference 211] provided an assessment of retail and leisure needs and capacity in the period up to 2030 and reviewed the performance of Cannock, Rugeley and Hednesford town centres. The Study showed that there is a clear need to enhance leisure provision in the District and identified a number of potential site options for leisure-related development. The Study also recognised a lack of business confidence and identified that a high number of businesses in Cannock were looking to close or relocate.

C.115 Staffordshire has traditionally been recognised for its manufacturing base rather than as a holiday destination, although there are a number of long-standing caravan sites within the District and areas such as Cannock Chase itself are popular for day visits. More recently, it has begun to market itself as a destination for holidays and short breaks under the 'Enjoy Staffordshire' branding.

C.116 Tourism trip figures for 2013 are available at a County level (including Stoke-on-Trent). In the area, 23.9 million trips; 22.3 million day trips; and approximately 1.6 million overnight visits were recorded for 2013. The total spend over this period was approximately £1,139 million, which equates to

approximately £95 million monthly spend into the local economy. Spend on tourism in the area supports around 28,331 jobs, both for local residents and for those living nearby. Approximately 20,153 of those employed work directly in tourism related jobs and an additional 8,177 non-tourism jobs are supported by increased local spend related to tourism [See reference 212].

Employment and Economic Activity

C.117 Cannock Chase has seen recent challenges to growth job following the economic shock of Covid-19. In 2020 there was a fall of 1,400 jobs, equivalent to 3% of Cannock Chase District's workforce, with a further fall of 800 jobs in 2021 (-2%). Cannock Chase District returned to pre-Covid-19 levels in 2023, a year sooner than Experian's previous 2020 forecast (of 2024). However, with the current economic challenges and downturn in the UK economy, Experian forecast stagnated growth and small decline in jobs until 2027. In the medium/long term, Experian is projecting weaker employment growth in the District than was previous forecast, equating to +3,000 net jobs growth 2018-40, compared to 3,900 jobs to 2038 previously. [See reference 213].

C.118 Between July 2022 and June 2023, the percentage of economically active people in Cannock Chase was reported as 84.6%. This was above the West Midlands average of 78.4% and the national average of 78.8%. Across the same period, the unemployment rate of the economically active population (ages 16-64) was recorded as 3.6% in Cannock Chase, which was lower than the unemployment rate of 4.5% for the West Midlands as well as for Great Britain (3.7%). The District's employment rate fell slightly between 2020 and 2021, but higher than the regional and national levels. Between 2020 and 2021, the percentage of economically active people decreased from 83.4% to 76.2% in the District, compared to an increase from 73.5% to 73.6% in the West Midlands [See reference 214].

C.119 National youth unemployment (as represented by those aged 16-24 and not in education, employment or training) in April to June 2023 was 11.6%, up 0.3 percentage points on the quarter (January to March 2023), and up to 0.5

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percentage points compared with pre COVID-19 pandemic levels (October to December 2019). The percentage of young people who are not in education, employment or training continues to increase, following a fall in the previous quarter (April to June 2023) [\[See reference 215\]](#). The West Midlands reported a slightly higher figure of youth unemployment (15.1%) which was slightly higher than the UK average (12.3%) for the same 2023 reporting period [\[See reference 216\]](#).

C.120 The number of people claiming Universal Credit in Cannock Chase as a percentage of the working age resident population in December 2023 was 3.4%, compared to 4.9% for West Midlands and 3.7% nationally [\[See reference 217\]](#).

C.121 There were 41,000 employee jobs recorded in the District in 2022, comprising 28,000 full-time and 13,000 part-time. The three main employment sectors in the District in 2022 were Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles (24.4%), Transportation and Storage (14.6%), and human health and social work activities (9.8%). These figures show similar trends to the West Midlands during the same period of time. The only difference being manufacturing is the third highest employment sector for the West Midlands at 11.3%. The main employment group in Cannock Chase in the period October 2022 – September 2023 was Professional Occupations (23%) [\[See reference 218\]](#).

C.122 In 2023, the average full time worker weekly pay for those residents of the District was £632.10. This figure is lower than the West Midlands average (£651.60) and lower than the national average (£682.60). On average, male full-time workers who were residents in Cannock Chase were paid more than females (£662.20 compared to £604.7) [\[See reference 219\]](#). Out commuting (largely within Staffordshire and to the West Midlands conurbation) plays an important role in the local labour market with commuting flows resulting in a net population decrease of 8,655 in the District.

C.123 Of the 3,565 enterprises within Cannock Chase in 2023, 88.4% were considered 'micro' sized (0-9 employees), 10.1% were considered to be 'small'

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(10-49 employees), 1.1% were considered to be 'medium' (50-249 employees) and 0.3% were considered to be 'large' (250+ employees). Over the past four years, enterprises within the District have increased by almost 10% demonstrating a degree of stability in local job provision. However, in 2023, Cannock Chase witnessed a decrease of 345 jobs, which is representative of the national average [\[See reference 220\]](#).

C.124 The total completed employment development in Cannock Chase from 2006/07 to 2020/21 was 75.78 hectares, equating to 5.1 hectares per annum on average. In 2020/21, 2.33 hectares were completed. The delivery rate for overall completions is still achieving the requirement set out in the Local Plan, with 26.37 hectares of available employment land (surplus of 14.15 hectares). The land available is relatively flexible in its potential use, with majority available for mixed E uses [\[See reference 221\]](#).

C.125 The 2024 Employment Development Needs Assessment (EDNA) identified that much of the expected job growth in Cannock Chase is attributable to future success in sectors that have an Employment land component, specifically land transport, storage and post, which are projected to contribute 3,100 net job growth over the next 20 years. It is identified that the growth opportunities are likely to be forthcoming from major infrastructure investment that will benefit the local logistics market over the next few years such as the West Midlands Interchange in South Staffordshire and the M6/M54/M6 Toll link road. As of April 2023, there was a total of 3.43ha of former B use class developments under construction, 4.03ha with outline planning permission, and 5.32ha with full planning permission –therefore there is 12.78ha available for Employment Use in total (with a further 5.05ha identified by the Council in its 2023 ELAA as being 'readily available' but with no extant planning permission at present, giving a total availability of 17.83ha). Cannock Chase District's objectively assessed needed for employment land comprises a range of between 43ha to 74 ha net between 2018 to 2040 (including flexibility). The range is increased to between 65 ha and 94 ha if a suitable adjustment for losses is factored in. Of this range, it is suggested that around 85% should be identified for industrial / warehousing, and the remaining 15% for new office space. [\[See reference 222\]](#).

C.126 An assessment of existing employment areas in Cannock Chase has also been undertaken to inform the preparation of the Local Plan [See reference 223]. This considered 77 sites across 22 broad employment areas covering a gross area of around 311 hectares. The majority of the District's existing employment areas (in excess of 80%) are located within the Cannock, Hednesford and Heath Hayes market area. The District contains a reasonable range of employment sites of differing qualities and types, with relatively low vacancy levels. The study concluded that all 22 existing employment areas should be retained within the employment land supply given that they perform an important role in terms of providing jobs for local residents. The importance of the Kingswood Lakeside area was highlighted in the study and this is largely considered to be the District's premier employment destination.

C.127 Cannock Chase Council is a partner in the Stoke-on-Trent and Staffordshire Local Enterprise Partnership (LEP), along with Staffordshire County Council, City of Stoke-on-Trent, Stafford Borough Council, South Staffordshire Council, Lichfield District Council, Staffordshire Moorlands District Council, Tamworth Borough Council and Newcastle-under-Lyme Borough Council. The LEP has a vision to create 50,000 jobs by 2024 and has experienced economic growth of 6% since 2014. This vision is set out through the Strategic Economic Plan (SEP) [See reference 224]. Cannock Chase Council is also a member of Greater Birmingham and Solihull LEP which takes in Greater Birmingham and Solihull, including Southern Staffordshire and North Worcestershire. The LEP has set ambitious targets through its SEP [See reference 225] to be the leading Core City LEP by 2030, in terms of private sector job creation and economic output per head with 250,000 additional jobs and economic growth of £29 billion (GVA).

C.128 In 2021, Cannock Chase commissioned the preparation of The Cannock Chase Retail & Town Centre Uses Study (2021), to form an objective assessment of retail, leisure and other town centre development needs within the District. The study provides an evidence base to assist in the formulation of future development plan policies to sustain and increase vitality and viability of the town centres across the District and assist in the determination of planning applications for potential retail and leisure development. It will be used to inform

policy in the emerging Local Plan, which is anticipated to be adopted in 2022 and will identify how land is used and help determine what is built there.

C.129 The Study identifies Cannock Town Centre as an important town centre that provides a sub-regional centre role in the District and suggests that Cannock Town Centre could benefit from new leisure development and the provision of arts and cultural facilities. The Study also finds that Rugeley and Hednesford continue to provide town centre retail and service uses and recommend that both remain identified as 'Town Centres' in the local plan centre hierarchy.

C.130 The Study recommends that a lower Retail Impact Assessment threshold of 500sqm should be adopted for Cannock, Rugeley and Hednesford Town Centres. The study also recommends a floorspace threshold for Hednesford of 500sqm gross, and 200sqm at other District, Local and Neighbourhood Centres. A lower threshold for Cannock Town Centre is recommended because it is in need of investment to improve the reasonably poor vitality and viability.

Transport

C.131 The District is well served by the major national highway network, particularly since the opening of the M6 Toll motorway in December 2003, with its junction at Churchbridge. Key north/south routes are provided by the A34 and A460 whilst the A5 and A51, A513 and A5190 provide links to the east and west. The M6 Toll motorway is operated by Midland Expressway Limited which has a 53 year concession to design, build and operate this route. The Department for Transport have however retained the highway authority status for M6 Toll motorway with Highways England carrying out some of the everyday liaison functions on its behalf. The A5 trunk road is under the responsibility of Highways England.

C.132 For rail travel, the District is served by the Chase Line, which provides a passenger service between Birmingham, Walsall and Stafford, with the potential

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for more frequent services in future. The Chase Line served more than 700,000 passengers per annum. There are stations at Cannock, Hednesford and Rugeley (Town), as well as another station at Rugeley – Rugeley Trent Valley – which lies just outside the District, but serves Rugeley and the District by providing links to London via the West Coast Main Line. The construction of infrastructure required to support the £100m Chase Line electrification was completed in December 2018 and became operational in May 2019. This project enables the re-introduction of an electric two train per hour off-peak service from Rugeley to Birmingham, providing a higher capacity, faster, quieter and more environmentally friendly service. Some services provide direct service to Birmingham International (NEC/Airport).

C.133 Through its involvement with the innovative Chase Line ‘Stations Alliance’ with the West Midlands Combined Authority, LEPs, Network Rail and West Midlands Trains, Cannock Station is the focus of attention for a major upgrade, in view of its close proximity to the £120m. The McArthur Glenn Designer Outlet West Midlands is expected to increase demand for rail travel to Cannock Station. Although not providing direct access to the HS2 Service between London and Crewe, the West Coast Main Line (WCML) is likely to result in the improvement of rail services accessible at Rugeley, including the introduction of hourly services to Crewe, Stafford, Milton Keynes and London. Stakeholder consultation is currently being carried out to consider potential future improvements for Rugeley Town Station and the neighbouring Rugeley Trent Valley Station (in Lichfield District). Rail passenger figures for the Chase Line showed a significant drop in 2020/21 as a result of the COVID-19 Pandemic and work from home guidance. Rail customer satisfaction levels for the overall journey were 84% in Spring 2019 and 80% in Spring 2020 [See reference 226].

C.134 Bus services in the District are strongest at the existing urban core areas including services from Cannock to Wolverhampton, Stafford, Lichfield, Walsall and Wolverhampton and from Rugeley to Stafford and Lichfield. There is a national trend towards a reduction in local bus services and this has been experienced within Cannock Chase with recent County Council budget cutbacks leading to the loss of evening and Sunday bus services . [See reference 227]. There has been a reduction in bus services in recent years. However, a review

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of bus services by the new bus operator and new investment as a result of new developments in the District may help to reverse the decline in usage of some services [\[See reference 228\]](#).

C.135 In 2021, 65% of people in Cannock Chase District make journeys to work via taxi, motorcycle, car or van compared to 45.7% nationally. 2.1% of people make journeys via public transport (compared to 8.2% nationally) whilst 7.1% make journeys via walking/cycling (compared to 9.7% nationally). The number of people working from home in Cannock Chase is 19.5% (compared to 31.5% nationally) and no travel to work is required [\[See reference 229\]](#). This suggests that the District's residents are more likely to travel to work via non-public transport means. Levels of walking and cycling to work are broadly in line with the national average. A new cycleway has been created along the A5 and a network of cycle routes provided across the District along former rail lines.

C.136 Levels of car ownership in Cannock Chase are high. Only 20% of households in the District do not own any cars, compared with 25.6% in England and Wales. 41% of all Cannock Chase households own one car or van and 29.8% of households own two cars or vans. This is broadly in line with the England and Wales average of 42.2% of households owning one car or van and 24.7% of households owning two cars or vans. Overall, 53,070 cars and vans are owned in Cannock Chase District [\[See reference 230\]](#).

Appendix D

Assumptions applied during the SA of Site Options

Assumptions applied during the SA of site options for the Cannock Chase Local Plan

SA Objectives

N/A

Assumptions

General GIS inputs

Notes

- Site options updated 15th March 2021
- OS basemap (1:10,000 scale)
- OS Basemap (1:25,000 scale)
- OS Basemap (1:50,000 scale)

SA Objectives

1. Protect and enhance biodiversity, fauna and flora and geodiversity.

Assumptions

All types of site options

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.

- Sites that are within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites (may have a significant negative (--?) effect.
- Sites that are between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or that are within 250m of a locally designated site may have a minor negative (-?) effect.
- Sites that are more than 1km from any internationally or nationally designated biodiversity or geodiversity sites, or that are over 250m from a locally designated site could have a negligible (0?) effect.

Appendix D Assumptions applied during the SA of Site Options

Cannock Chase District Council's guidance on development near the Cannock Chase SAC [See reference 231] refers to a 15km area around the SAC, within which new residential development could be most likely to contribute to increased recreation pressure at the site. Given the location of the SAC within and in proximity to the District, most site options are likely to fall within this buffer distance. The SA will therefore record whether site options are within 15km of the SAC (giving a potential minor negative score (-?) if this is not already the case due to the above assumptions), and the issue will be considered further as part of the HRA which is being undertaken separately for the Local Plan. Once the HRA findings are available, scores will be adjusted if particular sites are identified as likely to have significant effects on one or more European designated nature conservation site.

Notes

- SACs
- SPAs
- Ramsar sites
- SSSIs
- National Nature Reserves
- Sites of Biological Importance
- Local Geological Sites
- Biodiversity Alert sites

SA Objectives

2. Minimise pollution and protect and enhance air, water, and soils.

Assumptions

All types of site options

Development sites that are within, or directly connected via road, to one of the Air Quality Management Areas (AQMAs) in the District could increase levels of air pollution in those areas as a result of increased vehicle traffic. Therefore:

- Residential, employment and mixed use sites that are within or directly connected via road to an AQMA are likely to have a significant negative (--) effect on air quality.
- Gypsy and Traveller sites that are within or directly connected via road to an AQMA are likely to have a minor negative (-) effect on air quality (due to a lower number of vehicle movements likely to be associated with these sites).
- All sites that are not within or directly connected via road to an AQMA are likely to have a negligible (0) effect on air quality.

Development sites that are within close proximity of the strategic road network (motorways or 'A' roads) could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the design and layout of sites. Therefore in addition, which could lead to mixed effects with the above:

- Sites that are directly adjacent to a motorway or 'A' road could have a minor negative (-?) effect on noise pollution although this is uncertain.
- Sites that are not adjacent to a motorway or 'A' road would have a negligible (0) effect in relation to noise pollution.

The effects of new development on soils will depend on its location in relation to the areas of highest quality agricultural land in the District, and whether the land has previously been developed. Therefore in addition, which could lead to mixed effects with the above:

Appendix D Assumptions applied during the SA of Site Options

- Sites that are mainly or entirely on greenfield land which is classed as being of Grade 1, Grade 2 or Grade 3a agricultural quality would have a significant negative (--) effect on soils.
- Sites that are mainly or entirely on greenfield land which is classed as being of Grade 3 agricultural quality (but where it is not known if it is Grade 3a or 3b land) could have a significant negative effect on soils although this is uncertain (--?).
- Sites that are mainly or entirely on greenfield land that is classed as Grade 3b, Grade 4, Grade 5, non-agricultural or urban land would have a minor negative (-) effect on soils.
- Sites that are mainly or entirely on brownfield land would have a minor positive (+) effect on preserving soils.

The effects of new development on water quality will depend on factors such as whether there is capacity at the relevant sewage treatment works to accommodate the new development, which cannot be assessed at this stage. It is recognised that policies in the Local Plan may require any necessary upgrades to be made before development proceeds. However, effects could also be influenced by the proximity of site options to Source Protection Zones. Therefore in addition, which could lead to mixed effects with the above:

- Sites that are within Source Protection Zone 1 could have a significant negative (--?) effect on water quality.
- Sites that are within Source Protection Zones 2 or 3 could have a minor negative (-?) effect on water quality.
- Sites that are not within a Source Protection Zone are likely to have a negligible (0) effect on water quality.

Notes

- AQMA's (CCDC AQMA 2)
- BMV land

- Source Protection Zones

SA Objectives

3. Ensure development makes efficient use of previously developed land and buildings.

Assumptions

All types of site options

Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. Therefore:

- Residential and employment sites that are relatively large in size (they would provide more than 50 homes or more than 30ha of employment land) and that are mainly or entirely on greenfield land would have a significant negative (--) effect.
- All Gypsy and Traveller site options and residential and employment sites that are relatively small in size (they would provide fewer than 50 homes or fewer than 30ha of employment land) and that are mainly or entirely on greenfield land would have a minor negative (-) effect.
- All Gypsy and Traveller site options and residential and employment sites that are relatively small in size (they would provide fewer than 50 homes or fewer than 30ha of employment land) and that are mainly or entirely on brownfield land would have a minor positive (+) effect.
- Residential and employment sites that are relatively large in size (they would provide more than 50 homes or more than 30ha of employment land) and that are mainly or entirely on brownfield land would have a significant positive (++) effect.

Notes

No GIS data needed

SA Objectives

4. Adapt to the impacts of, and minimise factors contributing to, climate change.

Assumptions

All types of site options

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all site options will have negligible effects on this SA objective.

Notes

No GIS data needed

SA Objectives

5. Reduce the risk of flooding.

Assumptions

All types of site options

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates SuDS, which cannot be assessed at this stage. Where site options are located in areas of high flood risk, it could increase the risk of flooding in those areas (particularly if the sites are not previously developed) and would increase the number of people and assets at risk from flooding. As such:

- sites that are entirely or mainly within flood zone 3a or flood zone 3b are likely to have a significant negative (--) effect.
- Sites that are entirely or mainly within flood zone 2 are likely to have a minor negative (-) effect.
- Sites that are entirely or mainly within flood zone 1 are likely to have a negligible (0) effect.

Furthermore:

- Sites that are on greenfield land are expected to have a minor negative (-) effect.
- Sites that are on brownfield land are expected to have a negligible (0) effect.
- Adopting a precautionary approach the scores for this SA objective reflect the most adverse effect identified. For example a site which lies within flood zone 3a and brownfield land would score a significant negative (--) effect overall.

Notes

Flood zones (updated January 2019)

SA Objectives

6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.

Assumptions

All types of site options

The effects of new development on the character and quality of the landscape will depend largely on its design, which is not yet known; therefore all effects will be to some extent uncertain at this stage. Where development is within or close to designated landscapes, or where it would be large in size and on previously undeveloped land, negative effects could result. Therefore:

- Where development sites are located within, or within 1km of, Cannock Chase National Landscape, a potential significant negative (--?) effect on the landscape is identified.

The Landscape Character Assessment for Cannock Chase District divides the District into a number of Landscape Character Types (LCTs) and assesses their sensitivity to development. Therefore, in addition to the above:

- Sites that are within an LCT that is assessed as being of high sensitivity to development could have a significant negative effect (--?).
- Sites that are within an LCT that is assessed as being of moderate sensitivity to development could have a minor negative effect (-?).

Appendix D Assumptions applied during the SA of Site Options

- Sites that are within an LCT that is assessed as being 'urban' or of low sensitivity to development could have a negligible effect (0?).

Note that townscape character and quality is considered in SA objective 17 below.

Notes

- National Landscape
- LCTs

SA Objectives

7. Make sustainable use of resources and minimise waste generation.

Assumptions

All types of site options

While it is recognised that new development in any location may result in an increase in the consumption of water, the specific location of new development would not have a direct effect on levels of water consumption. This issue would instead be influenced by factors such as peoples' behaviour and how well water efficiency measures are incorporated into the development.

All new development will result in the increased consumption of minerals for construction but this will not be influenced by the location of the development. The location of development sites can influence the efficient use of minerals as development in Minerals Safeguarding Areas (as identified in the emerging Staffordshire Minerals Local Plan) may sterilise mineral resources and restrict the availability of resources in the District. However, Cannock Chase District is

Appendix D Assumptions applied during the SA of Site Options

almost entirely within a Minerals Safeguarding Area; therefore it is not possible to distinguish between most site options in this sense.

In terms of waste generation, the effects of new development will again depend largely on people's behaviour while using the new development. However, where development takes place on previously developed land, there may be opportunities to reuse onsite buildings and materials, reducing waste generation. Therefore:

- Sites that are on brownfield land could have a minor positive (+?) effect on reducing waste generation although this is uncertain.
- Sites that are on greenfield land would have a negligible effect on reducing waste generation.

Notes

No GIS data needed

SA Objectives

8. Encourage and facilitate the use of sustainable modes of transport.

Assumptions

All types of site options

The proximity of development sites to sustainable transport links will affect the extent to which people are able to make use of non-car based modes of transport to access services, facilities and job opportunities, although the actual use of sustainable transport modes will depend on people's behaviour. It is possible that new transport links such as bus routes or cycle paths may be

Appendix D Assumptions applied during the SA of Site Options

provided as part of new developments, particularly at larger sites, but this cannot be assumed.

It is assumed that people would generally be willing to travel further to access a railway station than a bus stop. It is also recognised that many cyclists will travel on roads as well as dedicated cycle routes, and that the extent to which people choose to do so will depend on factors such as the availability of cycle storage facilities at their end destination, which are not determined by the location of sites. How safe or appealing particular roads are for cyclists cannot be determined at this strategic level of assessment. However, the proximity of site options to existing cycle routes can be taken as an indicator of how likely people are to cycle to or from a development site.

- Sites that are within 1km of a railway station and 350m of a bus stop (regardless of proximity to cycle routes) are likely to have a significant positive (++) effect.
- Sites that are within either 1km of a railway station or 350m of a bus stop, but not both, (regardless of proximity to cycle routes) are likely to have a minor positive (+) effect.
- Sites that are more than 1km from a railway station and 350m from a bus stop but that have an existing cycle route passing the site could have a minor negative (-?) effect although this is uncertain depending on whether the cycle route could be used for the purposes of commuting or undertaking day to day journeys.
- Sites that are more than 1km from a railway station and 350m from a bus stop and that do not have an existing cycle route passing the site are likely to have a minor negative (-) effect.

Where information about the frequency of nearby bus routes is available, this will be taken into account in the SA which may result in the above scores being adjusted where appropriate. For example, where a bus service is known to operate less frequently than every 30 minutes, the score may be reduced.

Notes

- Bus stops (updated January 2019)
- Railway stations (updated January 2019)
- Cycle paths (updated January 2019)

SA Objectives

9. Ensure all people are able to live in a decent home which meets their needs.

Assumptions

Residential site options

All of the residential site options are expected to have positive effects on this objective, due to the nature of the proposed development. Housing sites of 11 10 homes or more will make provision for affordable housing **[See reference 232]** so will have significant positive effects. Therefore:

- Sites with capacity for 10 homes or more will have a significant positive (++) effect.
- Sites with capacity for fewer than 10 homes will have a minor positive (+) effect.

Gypsy and Traveller Site options

All of the Gypsy and Traveller site options are expected to have positive effects on this objective, due to the nature of the proposed development which would help to meet local need. Therefore, all sites are considered to have a significant positive (++) effect.

Appendix D Assumptions applied during the SA of Site Options

Employment site options

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible (0).

Notes

No GIS data needed

SA Objectives

10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.

Assumptions

Residential and Gypsy and Traveller site options

The effects of housing development or the development of new Gypsy and Traveller sites on this objective will depend on the availability of school places to serve the growing population, which will depend in part on whether new places are provided as part of the new development. The threshold for providing a new primary school within Cannock Chase District is generally a development of 700 or more homes, while the threshold for secondary provision is around 4-5,000 (none of the sites allocated through the Local Plan would be of that size). Therefore:

- Residential site options that would incorporate 700 or more dwellings could have a significant positive effect (++?) as a result of new primary provision onsite, although this is uncertain until specific proposals for sites are known.

Appendix D Assumptions applied during the SA of Site Options

The effects of developing a site will also relate to the access that they provide to existing educational facilities although there are uncertainties as the effects will depend on there being capacity at those schools to accommodate new pupils. Further discussions with Staffordshire County Council will be undertaken outside of the SA process to understand capacity related issues. Therefore in addition, which could lead to mixed effects with the above:

- Sites that are within 600m of at least one existing primary school and at least one secondary school may have a significant positive (++) effect.
- Sites that are within 600m of one of either an existing primary or secondary school (but not both), may have a minor positive effect (+?).
- Sites that are not within 600m of an existing school may have a minor negative (-?) effect.

Employment site options

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible (0).

Notes

- Primary schools (updated January 2019)
- Secondary schools (updated January 2019)
- Colleges (updated January 2019)

SA Objectives

11. Reduce crime and the fear of crime.

Assumptions

The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the site options on this SA objective will be negligible (0).

Notes

No GIS data needed.

SA Objectives

12. Improve public health and ensure health facilities are accessible for those in need.

Assumptions

Residential and Gypsy and Traveller site options

Sites that are within walking distance (600m) of existing healthcare facilities (i.e. GP surgeries or hospitals) will ensure that residents have good access to healthcare services. While public health will also be influenced by the proximity of sites to open spaces, walking and cycle paths, this is considered separately under SA objective 13 below. Therefore:

Appendix D Assumptions applied during the SA of Site Options

- • Sites that are within 600m of a hospital and a GP surgery will have a significant positive (++) effect.
- • Sites that are within 600m of either a hospital or GP surgery (but not both) will have a minor positive (+) effect.
- • Sites that are not within 600m of either a hospital or GP surgery will have a minor negative (-) effect.

If a number of sites are allocated within close proximity of one another, this could lead to existing healthcare facilities becoming overloaded. If at any point information becomes available regarding the capacity of existing healthcare facilities, this will be taken into account in the SA as relevant.

Employment site options

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible (0).

Notes

- GPs
- Hospitals

SA Objectives

13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.

Assumptions

All types of site options

Appendix D Assumptions applied during the SA of Site Options

Sites that are within walking distance (600m) of existing open spaces (including Green Space Network sites) may encourage more people to be active outdoors in open space, including both local residents and employees during breaks and after work. However, development of a site that includes an area of open space or public right of way could result in the loss of that feature, depending on whether it can be retained as part of the development proposal. Conversely, large-scale new housing site allocations could offer opportunities for new open space provision within the development site. Therefore:

- Sites that are within 600m of more than one area of open space and/or more than one PRow will have a significant positive (++) effect.
- Sites that are within 600m of one area of open space or a PRow will have a minor positive (+) effect.
- Sites that are not within 600m of an area of open space or a PRow will have a negligible (0) effect.

In addition, which may result in mixed effects overall:

- Residential site options that would provide more than 100 new homes **[See reference 233]** could offer good opportunities to incorporate new open space onsite; therefore could have a minor positive (+?) effect although this is uncertain until proposals for the site come forward.
- Sites that include an area of open space or public right of way could have a minor negative (-?) effect, although this is uncertain as it cannot be known whether the feature would be lost due to the development, or potentially retained and/or enhanced.

Notes

- Green Space Network
- Open space

SA Objectives

14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.

Assumptions

All types of site options

The location of new residential development and Gypsy and Traveller sites will not directly affect the number or range of services in a particular location (although a large scale housing development could potentially stimulate the provision of new services); however the location of all types of development sites could affect this objective by influencing people's ability to access existing services and facilities (both for local residents and employees during breaks and after work).

Cannock Chase Council has identified a centres hierarchy in the Local Plan (Part 1) through Policy CP11. This classifies settlements in the District as either the strategic sub-regional centre of Cannock, Town Centres, District Centres or Local Centres[See reference 234]. Proximity to these centres can be used as an indicator of proximity to most services and facilities in the District. It is recognised that it will not always be definitive as to which town/local centre the site most clearly relates due to the nature of the District's urban areas which often merge into one another- however a judgement based upon proximity and local knowledge of the communities has been made for the purposes of the assessment. While it is expected that the Town Centres of the District will provide access to greater numbers and types of facilities and services, at Cannock Chase's one District Centre as well as its Local Centres access to such services and facilities will be variable.

Appendix D Assumptions applied during the SA of Site Options

- Sites that are in closest proximity to and are within/or which are adjoining the urban edges of the Town Centres Cannock, Rugeley or Hednesford will have a significant positive (++) effect.
- Sites that are in closest proximity to and are within/or which are adjoining the urban edges of a District Centre (Hawks Green) or Local Centre (Norton Canes, Heath Hayes, Chadsmoor, Bridgtown, Fernwood Drive and Brereton) would have a minor positive but uncertain (+?) effect.
- Sites that are not within any of the above centres but that are within walking distance of public transport links (within 1km of a railway station or 350m of a bus stop) will have a minor negative (-) effect.
- Sites that are not within any of the above centres and that are not within walking distance of public transport links (within 1km of a railway station or 350m of a bus stop) will have a significant negative (--) effect.

Notes

Town centre boundaries and District centre and Local centres location.

SA Objectives

15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.

Assumptions

Residential and Gypsy and Traveller site options

Appendix D Assumptions applied during the SA of Site Options

The location of residential and Gypsy and Traveller sites will in most cases not affect this objective; therefore the score for most site options will be negligible (0). However, if a site option would result in the loss of an existing employment site, a negative effect would occur in relation to the protection of existing employment sites. Therefore:

- Sites that are currently in employment use would have a significant negative (--) effect.
- Sites that are not currently in employment use would have a negligible (0) effect.

Employment site options

The provision of new employment sites in any location is likely to have a positive effect on this objective by ensuring that new job opportunities are provided to match the population growth that is being planned for within the Local Plan. Effects will be particularly positive where sites are large in size as they will result in more job creation. Therefore:

- Large sites (those 30ha or larger) are likely to have a significant positive (++) effect.
- Small sites (those under 30ha) are likely to have a minor positive (+) effect.

Notes

No GIS data needed.

SA Objectives

16. Enhance the town centres in order to protect and improve their vitality and viability.

Assumptions

All types of site options

High quality new development in the town centres of Cannock Chase District could help to enhance the appearance of the built environment in those areas, encouraging people to visit and use the town centres and benefitting their vitality and viability. Therefore:

- Sites that are within Cannock, Rugeley or Hednesford town centres will have a significant positive (++) effect.
- Sites that are not within any of the above town centres will have a negligible (0) effect.

Notes

Town centre boundaries

SA Objectives

17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).

Assumptions

All types of site options

The NPPF states that the 'significance [of a heritage asset] can be harmed or lost through alteration or destruction of the heritage asset or development within its setting' 'when considering the impact of a proposed development on the

Appendix D Assumptions applied during the SA of Site Options

significance of a designated heritage asset, great weight should be given to the asset's conservation'. However, development could also enhance the significance of the asset (provided that the development preserves those elements of the setting that make a positive contribution to or better reveals the significance of the asset).

In all cases, effects will be uncertain at this stage as the potential for negative or positive effects on historic and heritage assets will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features (e.g. where sympathetic development replaces a derelict brownfield site which is currently having an adverse effect). The uncertainty recorded also reflects the potential for impacts relating to undiscovered archaeology.

As an indication of potential effects on historic and heritage assets from development of any of the site options, the following assumptions and evidence will be used:

- Where a site option is more than 500m from the nearest designated heritage assets, a negligible effect is considered likely although this is uncertain (0?) as there is still some potential for impacts on non-designated heritage features and effects may extend beyond 500m in some cases.

Where a site option is within 500m of a designated heritage asset, professional judgement and evidence (such as Conservation Area Appraisals, information contained on the Staffordshire Historic Environment Record, the Historic Environment Assessment and the findings of the Cannock and Rugeley Extensive Urban Surveys) will be used to inform judgements. Where there are potential impacts on multiple heritage assets this will also be taken into account.

- Sites which have potential for heritage assets to be enhanced and their significance to be better revealed could have a minor positive (+?) or significant positive effect (++?) on this objective.
- Sites which are unlikely to cause adverse impacts on heritage assets could have a negligible (0?) effect on this objective.

Appendix D Assumptions applied during the SA of Site Options

- Sites which have the potential to cause harm to heritage assets, but can be mitigated, could have a minor negative (-?) effect on this objective.
- Sites which have the potential to cause harm to heritage assets where it is unlikely that these can be adequately mitigated could have a significant negative (--?) effect on this objective.

The appraisal of this SA objective for all sites from the Preferred Options stage has been informed by the heritage impact assessment work commissioned by the Council [See reference 235] to inform the preparation of the Local Plan. Following an initial screening exercise, SHLAA and ELAA sites which were not 'screened out' as having no significant impact on heritage, having been completed, containing non-designated built heritage of very low or negligible significance or being within the setting of a conservation area [See reference 236], but with no other heritage constraints were taken through to the further stage of assessment. This work involved identifying the potential magnitude of development impacts relating to nearby heritage assets. Therefore:

- Sites that are assessed as likely to have 'major' or 'moderate' impacts (i.e. considerable change to the asset or its setting resulting in a loss of significance or noticeable change to the asset or its setting affecting significance) will have a significant negative (--) effect.
- Sites that are assessed as likely to have 'minor' impacts (i.e. slight change to the asset or its setting resulting in some change to significance) will have a minor negative (-) effect.

Sites that are screened out of the heritage impact assessment work will have a negligible effect (0).

Notes

- Listed buildings
- Conservation Areas
- Registered Battlefields

Appendix D Assumptions applied during the SA of Site Options

- Registered Parks and Gardens
- Scheduled Monuments
- HEA
- EUS
- Cannock Chase Heritage Impact Assessment

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- 233** This threshold is based on the policy set out in the Design SPD with regards to onsite open space and play provision.
- 234** Note that updates made to Policy SO6.1: Hierarchy of Town Centres in the Pre-Submission Local Plan resulted in a change the classification assigned to centre locations in Cannock Chase. The only change is to update Hawks Green from a district centre to a local centre. This change does not affect the effects reported for the site options in relation to SA objective 14: services and facilities. The related assumptions do not distinguish between district and local centres, with an uncertain minor positive effect reported where a site would provide good access to either type of centre.
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- 236** For sites located within a conservation area or within the setting of a conservation area, but with no other heritage constraints the requirements for new development set out in the relevant Conservation Area Management Plan Supplementary Planning Document should be brought to bear for all applications thereby limiting the potential for adverse impacts.

Report produced by LUC

Report produced by LUC

Bristol

12th Floor, Colston Tower, Colston Street, Bristol BS1 4XE
0117 929 1997
bristol@landuse.co.uk

Edinburgh

Atholl Exchange, 6 Canning Street, Edinburgh EH3 8EG
0131 202 1616
edinburgh@landuse.co.uk

Glasgow

37 Otago Street, Glasgow G12 8JJ
0141 334 9595
glasgow@landuse.co.uk

London

250 Waterloo Road, London SE1 8RD
020 7383 5784
london@landuse.co.uk

Manchester

6th Floor, 55 King Street, Manchester M2 4LQ
0161 537 5960
manchester@landuse.co.uk

landuse.co.uk

Landscape Design / Strategic Planning & Assessment
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Integrated Impact Assessment of the Cannock Chase Local Plan: Pre-Submission, Appendices - Part 2

Sustainability Appraisal Report incorporating
Health Impact Assessment

Cannock Chase District Council

Final report

Prepared by LUC

February 2024

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1	Reg 19 Draft for client comment	K Moroney M Andrew R Myerscough S Newman L Haddad S Temple	S Temple J Allen	J Pearson	19.12.2022
2	Draft appraisal of revised Reg. 19 plan	K Moroney R Osbourne M Davies S Temple	K Moroney	J Pearson	30.01.2024
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SA matrices for the site options

SA matrices for the residential sites

C17: St Chad's Courtyard, Cannock Road, Chadsmoor

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is small (it is 0.3ha and would accommodate 10 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the UR26 LCT and is classified as urban. The site is not within close proximity to the Cannock Chase National Landscape. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops along Cannock Road and Moss Street, providing a range of routes and services. The site is also just over 1km from Hednesford Railway Station. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 10 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within 600m from Chadsmoor Church of England Junior School and also Chadsmoor Community Infant and Nursery School, but is not

Appendix E SA matrices for the site options

within walking distance of any secondary school. Therefore, an uncertain minor positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

This site is adjacent to Moss Street Surgery, but is not within 600m of a hospital. As such, a minor positive effect is likely in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012). This includes several areas of semi-natural greenspace and housing amenity land. Additionally, there are a number of play areas located within amenity land at Brooklands Road and Kelvin Drive, and a churchyard and cemetery lies adjacent to the site's northern boundary. a green link, Cannock Golf Course, Cannock Cemetery, and several areas of amenity greenspace. There are no PRowS within close proximity to the site. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Cannock and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

Appendix E SA matrices for the site options

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Cannock but it is outside of the town centre which is to the south-west. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C63: Land adjacent and to the rear of 419-435, Cannock Road, Hednesford

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located approximately 500m to the east of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage. In addition it may be possible to promote habitat connectivity if new developments include green infrastructure.

Appendix E SA matrices for the site options

The Cannock Chase SAC lies approximately 1.6km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an ‘A’ Road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. Most of the site lies within Source Protection Zone 3 and as such there is potential for detrimental impacts on local water quality.

Overall, a mixed effect (minor positive/uncertain minor negative) is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located entirely on brownfield land and is quite small in size (25 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR04 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located entirely on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the

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development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 55m of Hednesford railway station and there are a number of bus stops within 350m of the site, the closest of which is located adjacent to the site on Cannock Road. This bus stop provides access to a number of services, the most frequent of which operated once every 15 minutes. A significant positive effect is therefore expected on this SA objective as it gives potential residents the option of using sustainable modes of transport.

The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 25 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

West Hill Primary School is located within 175m of the site to the north. Staffordshire University Academy (a secondary school) is located approximately 455m to the west of the site. A significant positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 25 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within close proximity one health facility; St John’s Surgery is approximately 100m to the north east of the site on Station Road. There is no hospital within 600m of the site. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The closest open space to the site is the private sports ground by Angelsey Street which is within 80m to the east. Access to this open space is limited however. The civic square at Hednesford High Street is located within 195m of the site to the east. The closest area of green space identified in the Green Space Network (2012) is located within 40m of the site to the south west. Access to a PRow is provided at Stanley Road within 330m of the site to the north west. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and a PRow.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Hednesford and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Hednesford but it is outside of the town centre which is to the south east. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C64: Land at Rawnsley Road, Hazel Slade

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of one biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located within 25m of the site to the west.

As such, given the biodiversity site which might be affected by development at this location is a national or international designation, a significant negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure. The site is located within 1.6km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain significant negative effect is likely on this SA objective.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an ‘A’ Road a negligible effect is identified in relation to noise pollution. The site is located on greenfield land which is identified as urban and as such development at this location would result in the use of land which has not previously been developed meaning a minor negative effect is expected in terms of land use. The site is not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality

Overall, a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land and is quite large in size (approximately 60 homes are suggested). A significant negative effect is likely as the development of the site would present reduced opportunities for the re-use of

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materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land and as such its development would increase the area of impermeable surfaces in the District. The site is located outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located mostly within UR27 (a small portion of the site to the north is located within UR26) which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is however located almost adjacent to the Cannock Chase National Landscape which is to the north. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character a significant negative effect has been identified on this SA objective. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield sites. A negligible effect is expected on this SA objective given that there are likely to be reduced opportunities to re-use existing materials onsite which might help to minimise local waste production.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops. The closest bus stop is located adjacent to the site to the south west on Rawnsley Road. A bus stop is accessible on Rugeley Road to the north east of the site within 240m. These bus stops provide access to bus services once every 30 minutes. A minor positive effect is therefore expected on this SA objective.

The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 60 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Hazel Slade Community Primary School is located within 395m to the north west. A minor positive effect is therefore expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 60 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within close proximity of one health facility; Rawnsley Surgery is approximately 380m to the south west of the site on Rawnsley Road. There is no hospital within 600m of the site. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. The closest open space to the site is Rawnsley Greenlink which is adjacent to the north and has been identified as a semi-natural open space. Most of this land has been identified in the Green Space Network (2012). Hednesford Hills is another semi-natural open space to the west and south of the site within 25m by Rawnsley Road. This area has also been identified within the Green Space Network (2012). Westgate Park is adjacent to the site to the south east and this area also incorporates a number of playgrounds. The closest housing amenity land is located by Aintree Close within 20m to the south east. A number of PRowS can be accessed to the west of the site within 20m by Rawnsley Road. A significant positive effect is expected on this SA

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objective given that the site would provide nearby access to a number of open spaces and PRowWs.

This significant positive effect is likely to be combined with an uncertain minor negative effect. The site is located partially on Rawnsley Greenlink. As such dependent upon the design of the scheme for this site the provision of residential development may impact upon access to open space for recreational and leisure uses in the District.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is however located adjacent to a bus stop on Rawnsley Road and within 240m of a bus stop which is on Rugeley Road. These public transport nodes may provide resident with access to services and facilities further afield. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Hednesford town centre is the closest of these areas but is located to the west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective

C81: Land at Chapel Street, Heath Hayes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located approximately 85m to the north of Newlands Biodiversity Alert Site (BAS). Therefore, a minor negative effect is identified in relation to this SA objective, although an uncertainty is attached to this effect. As the Cannock Chase SAC lies approximately 4km to the north of the site, a minor negative but uncertain effect is identified on this SA objective because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

The site is adjacent to the A5190 road and therefore a minor negative effect is identified in relation to noise pollution, although this is uncertain. As the site is on greenfield land classed as urban land it is expected that development may have adverse effects on soils in the District. The site is also not located within or close to an AQMA and is not within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local air or water quality. Overall, an uncertain minor negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

This site consists of mostly greenfield land. As this is a large site with potential to provide approximately 30 new residential dwellings, the loss of greenfield land may be significant. A significant negative effect is therefore likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within flood zone 1. In addition, as this is a greenfield site it is likely that development will lead to the increase of impermeable surfaces and a greater risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops including those along Hednesford Road. The closest bus stop is located 80m to the north of the site. A minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 30 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a number of education facilities. Five Ways Primary School is located 590m to the north-west the site, whilst Gorsemoor Primary School is located within 480m to the west of the site,

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and Heath Hayes Primary School is approximately 500m to the north-east. However, the site is not within close proximity to a secondary school. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within approximately 420m of Heath Hayes & Chase Medical Centre to the north west. The site is not located within 600m of a hospital. A minor positive effect is therefore likely on this SA objective.

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SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site lies within 600m of several outdoor open spaces and a number of PRowS, with the closest PRow running along the site's eastern boundary. Nearby open spaces includes several areas of semi-natural greenspace and amenity greenspace. In addition, there is a green link within 200m of the site, St. John's Church Cemetery, private and public sports grounds, Heath Hayes Park and Heath Hayes and Wimblebury Allotments. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located within Heath Hayes which has been identified as a Local Centre. An uncertain minor positive effect is therefore likely on this SA objective given that new residents may be provided with a good level of access to existing community services and facilities at this location.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Heath Hayes and therefore is not within any of the identified town centre locations of Cannock Chase, the closest of which is Hednesford to the north west. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C84: Land to the East of Wimblebury Road, Heath Hayes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of one biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. Chasewater And The

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Southern Staffordshire Coalfield Heaths SSSI is located to the west of the site within 400m.

As such, given that the biodiversity site which might be affected by development at this location is a national or international designation, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The site is located within 3.5km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site’s west boundary lies directly adjacent to the Wimblebury Road which is located within the AQMA that extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic, a significant negative effect is identified for air quality. As the site is not adjacent to a motorway or an ‘A’ Road a negligible effect is identified in relation to noise pollution. The site is located on greenfield land which is identified mostly as Grade 4 Agricultural Land and as such

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development at this location would result in the use of land which has not previously been developed meaning a minor negative effect is expected in terms of land use. The site is not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a significant negative is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land and is quite large in size (approximately 150 homes are suggested). A significant negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable

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energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land and as such its development would increase the area of impermeable surfaces in the District. The site is located outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected

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minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield sites. A negligible effect is expected on this SA objective given that there are likely to reduced opportunities to re-use existing materials onsite which might help to minimise local waste production.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops. The closest bus stop is located adjacent to the site to the west on Wimblebury Road. Bus stops are also accessible on Brickworks Road and Melbourne Road to the north west within 120m and to the west within 60m respectively. The bus stop at Wimblebury

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Road provides access to a bus service which runs relatively infrequently (a service is provided once every 60 minutes). Information about bus services accessible from the other bus stops identified has not been provided. Considering the relative infrequency of the bus services accessible within close proximity of the site a negligible effect expected on this SA objective.

The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 150 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Heath Hayes Primary School is located adjacent to the site to the west. A minor positive effect is therefore expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

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This site is expected to provide 150 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

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SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. The closest open space to the site is to the south at Heath Hayes Park. Heath Hayes and Wimblebury Allotments are contained within the park however access to the allotments has been identified as being limited. Hobart Road Greenlink is also adjacent to the site to the west. The closest area of amenity housing land is located by Hobart Road within 15m of the site to the west. An area of semi-natural open space is located to the east of the site; however access to this area has been identified as being limited. A PRowS is provided at the southern edge of the site where it runs to the east before eventually connecting Wimblebury Road to Sevens Road. A significant positive effect is expected on this SA objective given that the site would provide nearby access to a number of open spaces and a PRowS.

This housing site is likely to provide more than 100 homes (150 are planned) and so an uncertain minor positive effect is also expected as there may be opportunities to incorporate open space at the site. It is unknown whether new open space would be provided until proposals for the site come forward.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the eastern edge of Heath Hayes (a Local Centre) and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Heath Hayes but it is outside of the three town centre locations identified in the District. Hednesford town centre is the closest of these areas but is located to the north west of the site. The development of the site

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would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C85: Car sales and printers, Mill Street, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around

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Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, minor positive effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (10 homes are expected) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development.

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However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops providing a range of routes and services, including a bus stop approximately 110m east the site on the Lichfield Road which has services every 30 minutes. The site is also approximately 315m from Cannock Railway Station to the east. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 10 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located 300m from St Mary’s Catholic Primary School and approximately 530m south of Cannock Chase High School. The site is also within walking distance of Cannock Youth Centre and Cannock Chase College. As such, an uncertain significant positive effect is likely. The effect will be dependent in part upon on the capacity of the existing schools for new students.

This site is expected to provide 10 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

Appendix E SA matrices for the site options

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital and The Colliery Practice. As this site is within walking distance of both a hospital and a GP, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park and Mill Green Nature Park. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that residential development at this site will play a role in enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a minor impact on three designated assets (Church of St Luke, 8 & 8a Mill Street, and 10 Mill Street) and the setting of the Cannock Town Centre Conservation Area. However, a high quality design could enhance the setting of the conservation area and could also enhance the setting of non-designated assets (Nos. 41 to 49 Mill Street) immediately west of the site. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C86: Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around

Appendix E SA matrices for the site options

Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?/+

Justification

The site is located along the A34 and links directly to the AQMA which has been declared at the A5 to the south 970m. As such, development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the A34, development at this location could result in noise pollution affecting new residents and users of the site. It may be possible however, to mitigate effects through the design and layout of sites.

This site is located on mostly brownfield land which has been cleared after development and could therefore have a minor positive effect on conserving soil. The site is not located within a Source Protection Zone.

As such an overall mixed effect (minor positive/significant negative) effect is expected on this SA objective. The significant negative effect is uncertain dependent upon whether it is possible to mitigate the effect of noise pollution on local amenity.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (24 homes are expected) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development.

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However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops providing a range of routes and services, including a bus stop directly adjacent the site on the A34 which has services every 15 minutes. The site is also approximately 340m from Cannock Railway Station to the east. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 24 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located 350m from Cannock Chase College and is also within walking distance of Cannock Youth Centre and St Mary’s Catholic Primary School. However, the site is not within close proximity of a secondary school. As such, an uncertain minor positive effect is likely. The effect will be dependent in part upon on the capacity of the existing schools for new students.

This site is expected to provide 24 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

Appendix E SA matrices for the site options

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital and The Colliery Practice. As this site is within walking distance of both a hospital and a GP, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park and Mill Green Nature Park. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that residential development at this site will play a role in enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a significant impact on non-designated assets (Electric Palace Picture House, and Nos. 6-10 (even) and 14-22 (even) Walsall Road) and minor impact on the setting of the Cannock Town Centre Conservation Area. However, retention of the non-designated assets would screen much of the rest of the site from the conservation area and built heritage assets within it. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C113(c) Pt2: Land to the West of Pye Green Road, Hednesford

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site lies approximately 500m south west of the Cannock Chase SAC and SSSI. Consequently, it also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain significant negative effect is likely in relation to this SA objective as the proximity to internationally designated sites provides an indication of potential adverse effects but uncertainty exists as appropriate mitigation measures may avoid some adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The entirety of the site is classified as Grade 3 agricultural land. The site is not within a Source Protection Zone, is not adjacent to the strategic road network and does not lie within or link directly to an AQMA. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. Uncertainty is attached to the effect as it is unclear whether the agricultural land is classed as Grade 3a or 3b.

Appendix E SA matrices for the site options

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

This site consists of mostly greenfield land. As this is a large site with potential to provide approximately 446 new residential dwellings, the loss of greenfield land may be significant. A significant negative effect is therefore likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within flood zone 1. In addition, as this is a greenfield site it is likely that development will lead to the increase of impermeable surfaces and a greater risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

This site lies within approximately 1km of the Cannock Chase National Landscape to the north. At this location therefore has the potential to result in adverse impacts on the existing character of the protected landscape of the National Landscape. In addition, it is situated within Sandstone Hills & Heaths LCT, where the landscape character is of moderate sensitivity. Therefore, an uncertain significant negative effect is likely in relation to this SA objective as the exact effect of the landscape depend mainly on the specific design of new developments.

Appendix E SA matrices for the site options

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops many of which operate along Pye Green Road at the site’s eastern boundary, as well as at Broadhurst Green. These bus stops provide access to a range of routes and services. The site is not within 1km of a train station. Therefore, a minor positive effect is likely in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 196. As such considering that this site would provide a number of new homes to meet local need but and is likely to result in the provision of affordable housing (as residential sites of 10 homes or more are expected to make affordable housing provision) a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located approximately 500m west of Pye Green Academy and Moorhill community Primary School. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 196 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

Appendix E SA matrices for the site options

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a number of outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. In addition, as the site would provide for more than 100 new homes opportunities for the incorporation of open space onsite may come forward. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located on the north western settlement edge of Cannock and Hednesford. It is also located within closest proximity of Hednesford town centre which is likely to provide access to existing services and facilities. As the site would also provide access to a range of public transport it is likely to contribute towards the aim of preventing isolation in the District. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C113f: Land west of Pye Green Road, Hednesford Cannock (Adjacent to Pye Green Road Land South of and Surrounding C113e)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site lies approximately 425m from the Pye Valley Green Site of Biological Importance (SBI).

The Cannock Chase SAC lies just over 1km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, a minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

Appendix E SA matrices for the site options

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is greenfield land and the majority of the site is classified as Grade 3 agricultural land with areas in the south east of the site classified as urban land. The site is not within a Source Protection Zone, is not adjacent to the strategic road network and does not lie within or link directly to an AQMA. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. Uncertainty is attached to the effect as it is unclear whether the agricultural land is classed as Grade 3a or 3b.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

This site consists of mostly greenfield land. As this is a large site with potential to provide approximately 78 new residential dwellings, the loss of greenfield land may be significant. A significant negative effect is therefore likely in relation to this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within flood zone 1. In addition, as this is a greenfield site it is likely that development will lead to the increase of impermeable surfaces and a greater risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

This site lies approximately 290m to the east of the Cannock Chase National Landscape, at its closest point. This location therefore has the potential to result in adverse impacts on the existing character of the protected landscape of the National Landscape. In addition, it is situated within Sandstone Hills & Heaths LCT, where the landscape character is of moderate sensitivity. Therefore, an uncertain significant negative effect is likely in relation to this SA objective as the exact effect of the landscape depend mainly on the specific design of new developments.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops many of which operate along Pye Green Road at the site’s eastern boundary, as well as at Limepit Lane. These bus stops provide access to a range of routes and services. It is also approximately 1.5km to Hednesford railway station, both of which are likely to encourage the use of public transport. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 78 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

Appendix E SA matrices for the site options

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within approximately 390m from Staffordshire University Academy and about 595m from Pye Green Academy. It is also adjacent to Poppyfield Primary Academy. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

Appendix E SA matrices for the site options

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a number of outdoor open spaces identified in the Green Space Network (2012) as well as a PRow. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located on the north western settlement edge of Cannock and Hednesford. It is also located within closest proximity of Hednesford town centre which is likely to provide access to existing services and facilities. As the site would also provide access to a range of public transport it is likely to contribute towards the aim of preventing isolation in the District. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C113g: Land west of Pye Green Road, Hednesford Cannock (Land Northern end of C113c)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site lies approximately 480m from the Cannock Chase SAC and SSSI. Consequently, it also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to internationally designated sites provides an indication of potential adverse effects but uncertainty exists as appropriate mitigation measures may avoid some adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The entirety of the site is classified as Grade 3 agricultural land and the site is identified as being greenfield land. The site is not within a Source Protection Zone, is not adjacent to the strategic road network and does not lie within or link directly to an AQMA. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. Uncertainty is attached to the effect as it is unclear whether the agricultural land is classed as Grade 3a or 3b.

Appendix E SA matrices for the site options

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

This site consists of greenfield land. As this is a large site with potential to provide approximately 80 new residential dwellings, the loss of greenfield land may be significant. A significant negative effect is therefore likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within flood zone 1. In addition, as this is a greenfield site it is likely that development will lead to the increase of impermeable surfaces and a greater risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

This site lies close to the southern boundary of the Cannock Chase National Landscape, approximately 110m at its closest point. This location therefore has the potential to result in adverse impacts on the existing character of the protected landscape of the National Landscape. In addition, it is situated within Sandstone Hills & Heaths LCT, where the landscape character is of moderate sensitivity. Therefore, an uncertain significant negative effect is likely in relation to this SA objective as the exact effect of the landscape depend mainly on the specific design of new developments.

Appendix E SA matrices for the site options

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops many of which operate along Pye Green Road to the east of the site, as well as at Broadhurst Green. These bus stops provide access to a range of routes and services. It is also approximately 2km to Hednesford railway station, both of which are likely to encourage the use of public transport. Therefore, a minor positive effect is likely in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 80 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a primary school (Poppyfield Primary Academy) but not a secondary school. A minor effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 80 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

Appendix E SA matrices for the site options

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a number of outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located on the north western settlement edge of Hednesford. It is also located within closest proximity of Hednesford town centre which is likely to provide access to existing services and facilities. The site is also located within 350m of several bus stops. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C115: Land at Newlands Lane, Heath Hayes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Newlands a Biodiversity Alert Site is located approximately 10m north west of the site, just across Newlands Way and the Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 640m east of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 4.3km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--/+

Justification

The site is located on Newlands Lane which links to the AQMA that extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes, which lies approximately 50m north east of the site. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic, a significant negative effect is identified for air quality. A significant negative effect is therefore likely on air quality as development at this location is expected to increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is not adjacent to a motorway or an 'A' Road, a negligible effect is identified in relation to noise pollution. In contrast, a minor positive effect is likely for preserving soils as the site lies on brownfield land where as there is likely to be a negligible effect on water quality as the site does not lie within a Source Protection Zone.

Overall a mixed effect (minor positive and significant negative effect) is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located entirely on brownfield land and is quite small in size (it has an indicative capacity of 23 homes). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The east section of the site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. The west section of the site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District.

Overall a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on mostly brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the

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development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are seven bus stops within 350m of the site all which are served every 30 minutes; six are located on Hednesford Road (B1454) and one located on Wimblebury Road. The site is not within 1km of a railway station. A minor positive effect is therefore likely on this SA objective.

A cycle path is located approximately 70m north of the site on Cannock Road (A5190).

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 10. As such considering that this site would provide a number of new homes to meet local need but and is likely to result in the provision of affordable housing

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(as residential sites of 23 homes or more are expected to make affordable housing provision) a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Gorsemoor Primary School is located approximately 600m north of the site, but there are no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 23 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at

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night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRoWs. The west and south site boundaries are bound by the unrestricted Newlands Lane semi natural open space. Within this designation, there are two sports grounds; a public sports ground that lies directly adjacent to the site’s east boundary and Heath Hayes Football Club (private sports ground) that has limited access which is situated approximately 115m east of the site. In addition, Heath Hayes Park which has unrestricted access is located approximately 255m to the north east of the site. A PRoW linking Cannock Road and

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Hednesford Road lies approximately 75m north of the site and another PRow lies 60m west of the site and links Newlands Lane with Cannock Road. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRow.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south east periphery of Heath Hayes Local Centre and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located on the periphery of Heath Hayes Local Centre but it is outside of the three town centre locations identified in the District. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

E.1 The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C116a: Land south of A5190, Lichfield Road, Heath Hayes (Phase 1)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Newlands a Biodiversity Alert Site is directly adjacent to the site’s eastern boundary. Beyond the boundary lies the Hawks’s Green Nature Reserve and dismantled railway Site of Biological Interest approximately 150m to the north east. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 865m east of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 4.2km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is also not located within or directly linked to an AQMA. The northern boundary of the site is directly adjacent to the Cannock Road (A5190) so a minor negative effect is likely on noise pollution, although this is uncertain as noise could possibly mitigated out through careful design. The site is mainly greenfield land where a large section of the site is classed as Grade 3 (it is unknown whether is 3a or 3b) by the Agricultural Land Classification (ALC). A small section to the north east is considered to be urban and a central section is classified as Grade 4. A significant negative effect is therefore likely on soils, although this is uncertain as it is not known whether it is Grade 3a or 3b. The site is not within a Source Protection Zone so a negligible effect is likely on water quality.

Overall an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size with the expectation to provide in the range of 700-937 dwellings. A significant negative

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effect is likely as there is little opportunity to re-use any materials that already exist on site and development is likely to lead to a loss of greenfield land.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District so a negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located mainly on greenfield land so a negligible effect is likely on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are eighteen bus stops within 350m of the site and only the four that are located on Hednesford Road (B1454) are served every 30 minutes the remaining bus stops are served every 60minutes. The site is not within 1km of a railway station. A minor positive effect is therefore likely on this SA objective. A cycle path is located approximately 70m north of the site on Cannock Road (A5190).

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

This site is suggested to provide between 700-937 new homes. In addition it has been indicated that some potential for Gypsy and Traveller provision may be allowed for as part of wider development site. No information however has been provided regarding the number of plots which might be provided. As such new affordable homes and accommodation to meet the identified Gypsy and Traveller requirements in the District may be provided at this site given that residential sites of 10 homes or more are to make affordable housing provision. A significant positive effect is therefore expected on this SA objective.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

This site is expected to provide between 700-937 new homes and so it is likely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. Gorsemoor Primary School is located approximately 170m north of the site and Five Ways Primary School is located approximately 550m north of the site, but there are no secondary schools within 600m of the site. A significant positive effect is therefore likely on this SA objective, as it will provide new school places for the new students. The effect is uncertain, as it will depend in part on the availability of school places.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Heath Hayes Health Centre and Chase Medical Practices (NHS) is located 435m north of the site. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?

Justification

There are three areas of unrestricted semi natural open space which lie adjacent to the site’s east, south and west boundaries respectively. There is also an unrestricted green link that lies directly adjacent to the southern boundary. Gorsemoor Road Park, housing amenity land that is also within the Green Space Network (2012) with unrestricted access lies approximately 75m to the north of the site and this contains two playgrounds. A significant positive effect is therefore likely on this SA objective. In addition, this residential site option is likely to deliver more than 100 homes (700-937 dwellings are suggested) and could therefore offer good opportunities to incorporate new open space. However, the site includes two PROWs and a green link which could be lost due to development. This however, is uncertain as it cannot be known whether these features will be lost, retained or enhanced. Overall an

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uncertain mixed effect (significant positive and minor negative) is likely in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south western periphery of Heath Hayes Local Centre and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Heath Hayes Local Centre but it is outside of the three town centre locations identified in the District. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a significant impact on a designated asset (New Hall Farmhouse). Retention of the woodland to the south-east of the asset and further screening along the south side of the A5190 could mitigate harm and the site would be able to accommodate a range of architectural styles. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C116a and C489: South of Lichfield Road

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Newlands Brook Fields (SBI) is directly adjacent to the site’s eastern boundary and Hawk’s Green Nature Reserve and dismantled railway (SBI) is directly adjacent to the sites northern boundary. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 4.2km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site’s north boundary is located directly adjacent to the A5190 (Cannock Road) which forms part of the AQMA that extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic in the AQMA, so a significant negative effect is identified for air quality. The site’s location adjacent to the Cannock Road (A5190) means that a minor negative effect is likely on noise pollution, although this is uncertain as noise could possibly be mitigated through careful design. The site is mainly greenfield land and a large section is classed as Grade 3 agricultural land. Small section to the north east and east are urban land or Grade 4 agricultural land. A significant negative effect is therefore likely on soils, although this is uncertain as it is not known whether the Grade 3 land falls within Grade 3a or 3b. The site is not within a Source Protection Zone and therefore a negligible effect is likely in relation to water quality.

Overall, an uncertain significant negative effect is likely on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is relatively large in size with the expectation to provide approximately 830 dwellings. A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site and development is likely to lead to a loss of greenfield land.

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SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF23 which is classified as Coalfield Farmlands in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. A minor negative effect is expected on this SA objective. The negative effect is uncertain given that the specific design of the development which would proceed at this location is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located mainly on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are numerous bus stops within 350m of the site. These bus stops are presently served every 60 minutes and allow for access to Hednesford and

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Cannock. The site is not within 1km of a railway station. A minor positive effect is therefore likely on this SA objective. There are no cycle paths in close proximity to the site, the nearest being within 560m to the east.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

This site is suggested to provide around 830 new homes. As such new affordable homes and accommodation to meet the identified Gypsy and Traveller requirements in the District may be provided at this site given that residential sites of 10 homes or more are to make affordable housing provision. A significant positive effect is therefore expected on this SA objective.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

This site is expected to provide around 830 new homes and so it is likely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. Gorsemoor Primary School is located approximately 150m north of the site and Five Ways Primary School is located approximately 600m north of the site, but there are no secondary schools within 600m of the site. A significant positive effect is therefore likely on this SA objective, as it will provide new school places for the new students. The effect is

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uncertain, as it will depend in part on the availability of school places. The site would provide over 700 homes and therefore may incorporate the delivery of onsite primary school facilities.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Heath Hayes Health Centre and Chase Medical Practices (NHS) is located 500m north of the site. The site is not located near to a hospital. A minor positive effect is therefore likely on this SA objective.

Appendix E SA matrices for the site options

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?

Justification

There is an area of semi-natural open space adjacent to the south east of the site. There are also areas of unrestricted green link land that lie directly adjacent to the southern and eastern boundaries of the site. Mill Green and Hawks Green LNR lies with 50m north of the site and Gorsemoor Road Park, housing amenity land is within 75m north of the site. Both of these areas of open space are identified in the Green Space Network (2012). A significant positive effect is therefore likely on this SA objective. In addition, this residential site option is likely to deliver more than 100 homes (830 dwellings are suggested) and could therefore offer good opportunities to incorporate new open space. However, the site includes two PROWs, part of a green link and a private sports ground, which could be lost to development. This, however, is uncertain as it unknown whether these features will be lost, retained or enhanced. Overall, an uncertain mixed effect (significant positive and minor negative) is likely in relation to this SA objective.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south western periphery of Heath Hayes within which a Local Centre is located. Therefore, an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

Appendix E SA matrices for the site options

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located close to Heath Hayes Local Centre, but it is outside of the three town centre locations identified in the District. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall, a negligible effect is expected on this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

Site C116(a) has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a significant impact on a designated asset (New Hall Farmhouse). Retention of the woodland to the south-east of the asset and further screening along the south side of the A5190 could mitigate harm and the site would be able to accommodate a range of architectural styles. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

Site C489 was screened out of the heritage impact assessment work.

C116b: Land south of A5190, Lichfield Road, Heath Hayes (Phase 2)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Within the site lies the Newlands Brook Fields, Fields and Pool at Newlands Brook Site of Biological Importance (SBI) and the Newlands a Biodiversity Alert Site is directly adjacent to a small section of the site’s northern boundary. Beyond the boundary lies two further SBIs; Newlands Brook

Appendix E SA matrices for the site options

Woodland approximately 70m to the east and another separate section of this designation approximately 40m south of the site. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 745m east of the site.

The Cannock Chase SAC lies approximately 4.4km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, a minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is located on Newlands Lane which links to the AQMA that extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes, which lies approximately 225m north east of the site. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic in the AQMA, a significant negative effect is identified for air quality. The site is not directly adjacent to an ‘A’ road or a motorway so a negligible effect is likely in reference to noise pollution. The site is mainly greenfield land where a large section of the site is classed as Grade 3 (it is unknown whether is 3a or 3b) by the Agricultural Land Classification (ALC). A small section to the north east is considered to be urban and a central section is classified as Grade 4. A significant negative effect is therefore likely on soils,

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although this is uncertain as it is not known whether it is Grade 3a or 3b. The site is not within a Source Protection Zone so a negligible effect is likely on water quality. Overall, an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size (784 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site and development is likely to lead to a loss of greenfield land.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under

Appendix E SA matrices for the site options

other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District so a negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located mainly on greenfield land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are three bus stops within 350m of the site all which are served every 30 minutes located on Hednesford Road (B1454). The site is not within 1km of a railway station. A minor positive effect is therefore likely on this SA objective.

A cycle path is located approximately 265m east of the site on Cannock Road (A5190).

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

This site is expected to provide 784 new dwellings. As such new affordable homes may be provided at this site given that residential sites of 10 homes or more are to make affordable housing provision. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

This site is expected to provide 784 homes and so it is likely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. In addition, Gorsemoor Primary School is located approximately 135m north of the site. Overall an uncertain significant positive effect is likely on this SA objective, as it will provide capacity for students from the new housing development. The effect is uncertain, as it will depend in part on the availability of school places.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PROWs. The eastern site boundary is bound by the unrestricted Newlands Lane semi natural open space. Within this designation, there are two sports grounds; a public sports ground and Heath Hayes Football Club (private sports ground) that has limited access which is situated approximately 115m east of the site. There is also an unrestricted green link that lies directly adjacent to the northern boundary. Three separate PROW link the northern boundary of the site to Cannock Road. In addition, this residential site option is likely to deliver more than 100 homes (784 dwellings are planned) and could therefore offer good opportunities to incorporate new open space. However, as the site includes one PROW and a green link which could be lost due to development. This however, is uncertain as it cannot be known whether these features will be lost, retained or enhanced. Overall an uncertain mixed effect (significant positive and minor negative) is identified in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. There are however three bus stops within 350m of the site all which are served every 30 minutes located on Hednesford Road (B1454). These public transport nodes may provide residents with access to services and facilities further afield. A minor negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Heath Hayes Local Centre but it is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C116c: Land south of A5190, Lichfield Road, Heath Hayes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Newlands Biodiversity Alert Site is directly adjacent to the site’s eastern boundary. Beyond the boundary the Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 865m east of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 4.2km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Appendix E SA matrices for the site options

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site’s north boundary is located directly adjacent to the A5190 (Cannock Road) which forms part of the AQMA that extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic in the AQMA, so a significant negative effect is identified for air quality. The northern boundary of the site is directly adjacent to the Cannock Road (A5190) so a minor negative effect is likely on noise pollution, although this is uncertain as noise could possibly mitigated out through careful design. The site is mainly greenfield land where some of the site is classed as Grade 3 (it is unknown whether is 3a or 3b) by the Agricultural Land Classification (ALC). A significant negative effect is therefore likely on soils, although this is uncertain as it is not known whether it is Grade 3a or 3b. The site is not within a Source Protection Zone so a negligible effect is likely on water quality.

Overall an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size with the expectation to provide 160 dwellings. A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site and lead to the loss of greenfield land.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF23 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. A minor negative effect is expected on this SA objective. The negative effect is uncertain given that the specific design of the development which would proceed at this location is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located mainly on greenfield land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are 7 bus stops within 350m of the site and only the four that are located on Hednesford Road (B1454) are served every 30 minutes the remaining bus stops are served every 60 minutes. The site is not within 1km of a railway station. A minor positive effect is therefore likely on this SA objective. A cycle path is located approximately 70m north of the site on Cannock Road (A5190).

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

This site is suggested to provide 160 new homes. A significant positive effect is therefore expected on this SA objective.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Gorsemoor Primary School is located approximately 170m north of the site and Five Ways Primary School is located approximately 550m north of the site, but there are no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places. The site is expected to provide 160 homes and so it is unlikely that an onsite primary school would be provided, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Heath Hayes Health Centre and Chase Medical Practices (NHS) is located 435m north of the site. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?

Justification

There are two areas of unrestricted semi natural open space which lie adjacent to the site’s east, and south west boundaries. There is also an unrestricted green link that lies directly adjacent to the south and west boundary. Gorsemoor Road Park, housing amenity land that is also within the Green Space Network (2012) with unrestricted access lies approximately 75m to the north of the site and this contains two playgrounds. A significant positive effect is therefore likely on this SA objective. In addition, this residential site option is likely to deliver more than 100 homes (160 dwellings are suggested) and could therefore offer good opportunities to incorporate new open space. However, the site includes a PROWs and a green link which could be lost due to development. The potential loss of these features is uncertain as it cannot be known whether these features will be lost, retained or enhanced. Overall an uncertain mixed effect (significant positive and minor negative) is likely in relation to this SA objective.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south western periphery of Heath Hayes Local Centre and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located outside of the three town centre locations identified in the District. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C118: Land at Cardinal Griffin School, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Shoal Hill Site of Biological Importance (SBI) is located approximately 210m to the north-west of the site, and as such it is expected to have an uncertain minor negative effect in relation to this SA objective. As the Cannock Chase SAC lies approximately 3.2km to the north-east of the site, a minor negative but uncertain effect is identified on this SA objective because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is also not located within or directly linked to an AQMA. Additionally, as the site is adjacent to the A34 road a minor negative effect is identified in relation to noise pollution, although this is uncertain. As the site is on greenfield land classed as mainly Grade 3 agricultural land it is expected that development may have potentially significant adverse effects on soils in the District, although this is uncertain. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality. Overall, an uncertain significant negative effect is expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

This site consists of mostly greenfield land. As this is a large site with potential to provide approximately 92 new residential dwellings, the loss of greenfield land may be significant. A significant negative effect is therefore likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within flood zone 1. In addition, as this is a greenfield site it is likely that development will lead to the increase of impermeable surfaces and a greater risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The Cannock Chase National Landscape lies approximately 180m to the north-west of the site and so a significant negative effect is likely on this SA objective. The negative effects of new development on this SA objective will depend largely on its design, which is not yet known; therefore an uncertainty is attached at this stage. The site is located within the UR04 as identified in the Landscape Character Assessment for Cannock Chase District. As this is classified as urban, a negligible effect is expected in relation to this aspect of the SA objective. Overall an uncertain significant negative effect is likely on this SA objective.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops along Stafford Road, with the closest bus stop immediately adjacent to the site on this road. The site is also within 350m of sections of the Cannock Chase cycle network, however is located beyond 1km from Cannock Railway Station. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 92 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within the land of Cardinal Griffin Catholic High School, and is within 600m of Cannock Chase High and Sherbrook Primary School to the south-east. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

This site is expected to provide 92 homes and so it is unlikely that an onsite primary school would be provided, as the threshold for this provision is around 700 homes in Cannock Chase.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is not within 600m of a GP surgery or hospital. As such, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes semi-natural greenspace, a green link, Cannock Golf Course, Cannock Cemetery, and several areas of amenity greenspace. Several PROWs are found in close proximity to the site, including along the green link and within the area of semi-natural greenspace to the south and west of the site. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective.

However, the site is located on playing fields associated with Cardinal Griffin School and identified as institutional open space. Development of the site may result in the loss of this space. Overall, a mixed effect (significant positive and minor negative) is likely on this SA objective, however there is an uncertainty attached to the negative effect as it cannot be known whether the area of open space would be lost due to the development.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Cannock and it located within closest proximity of that town centre and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Cannock but it is outside of the town centre which is to the south east. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C120: Land at the Grange, Cannock Wood St, Hazelslade

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The nearest biodiversity site is Prospect Village Hill Site of Biological Importance (SBI) which is approximately 65m south west of the site, with Hazelslade Nature Reserve SBI lying approximately 110m north of the site. Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is approximately 590m east from the site. Therefore, a minor negative is expected against this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

As the Cannock Chase SAC lies approximately 2.2km to the north west of the site, a minor negative but uncertain effect is identified on this SA objective

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because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an ‘A’ Road a negligible effect is identified in relation to noise pollution. The site contains a large portion brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality. Overall, minor positive effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site contains a large portion of brownfield land (it is recognised that some of the land is greenfield but a large proportion of the site comprises buildings and impermeable land) and is relatively small in size (the suggested allocation is 16 homes). As such the redevelopment of the site would present slightly increased

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potential for the re-use of materials and buildings which are already onsite. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site contains a large portion of brownfield land (it is recognised that some of the land is greenfield but a large hard standing and a number of smaller buildings take up much of land within the site's boundaries) and is outside of flood zones 3 and flood zone 2 and therefore a negligible effect is likely in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within the UR26 as identified in the Landscape Character Assessment for Cannock Chase District. The site is also located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. The site is approximately 40m south of the Cannock Chase National Landscape. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site contains a large portion of brownfield land (it is recognised that some of the land is greenfield but a large proportion of the site comprises buildings and impermeable land) and as such the development of this site is seen as a more efficient use of land in the District than the development of a wholly greenfield site. A minor positive effect is therefore expected on this SA objective. The

Appendix E SA matrices for the site options

positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are three bus stops within 350m of the site which are located on Cannock Wood Street and each is served every 60 minutes. The site is not located within 1km of a railway station and a cycle path does not pass by the site. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor, a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 16 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Hazel Slade Community Primary School is located approximately 450m north west of the site, there are however no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 16 homes and so it is unlikely that an onsite primary school would be provided, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed

Appendix E SA matrices for the site options

proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Rawnsley Surgery is located approximately 500m to the west of the site. There are no hospitals within 600m of the site and a minor positive effect is therefore likely against this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRoWs. The northern boundary is bounded by Cannock Wood Road which is classified as housing amenity land. A public sports ground is also located adjacent to the north boundary of the site. Approximately 10m west of the site lies Rawnsley Greenlink, an area of unrestricted semi natural open space which is also part of the Green Space Network (2012). A PRoW is located approximately 370m north of the site and can be accessed via Cannock Wood Street. Overall, a significant positive effect is therefore expected against this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located on the eastern periphery of Hednesford and is in closest proximity of that town centre and so a significant positive effect is likely against this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in employment use so it is unlikely that development at this site will help contribute towards regenerating the economy. Therefore, a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within any identified town centres, so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a moderate impact on significance of a non-designated asset (The Grange) and the potential loss of additional non-designated assets (outbuildings and cottage to the former Cannockwood House). As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C121: Land to the rear of Longford House, Watling Street, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The nearest biodiversity site is Lodge Hill Site of Biological Importance (SBI) which is approximately 890m south east of the site. Beyond this SBI, lies Stowe Pool and Walk Mill Clay Pit SSSI which is approximately 1km south east from the site. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

As the Cannock Chase SAC lies approximately 5.4km to the north west of the site, a minor negative but uncertain effect is identified on this SA objective because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--/+

Justification

The site is located within 30m of the declared AQMA at the A5 which is to the south. Wellington Road, which the site is adjacent to, leads to this AQMA via the A4601 and considering the close proximity of this area to the site it is expected that any resultant increase in traffic could have a further adverse impact on existing air quality issues. A significant negative effect is therefore recorded for this SA objective in relation to air quality. Although the site is

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located close to both the A5 and the A4601 (Wolverhampton Road), it does not lie directly adjacent to these roads, so a negligible effect is likely in reference to noise pollution. This site is mainly located on brownfield land and so a minor positive effect is likely on preserving soils. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality. Overall, a mixed effect (minor positive/significant negative) is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site comprises mostly brownfield land (it is recognised that some of the land is greenfield but a large hard standing and a number of smaller buildings take up much of land within the site’s boundaries) and is relatively small in size (the suggested allocation is 45 homes). As such the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite. A minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is mainly located on brownfield land (it is recognised that some of the land is greenfield but a large hard standing and a number of smaller buildings take up much of land within the site’s boundaries) and is outside of flood zones 3 and flood zone 2 and therefore a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within the UR28 as identified in the Landscape Character Assessment for Cannock Chase District. As this is classified as urban, a negligible effect is expected on this SA objective. The negligible effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on mostly brownfield land (it is recognised that some of the land is greenfield but a large hard standing and a number of smaller buildings take up much of land within the site’s boundaries) and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are a number of bus stops within 350m of the site. These include those located on Ascot Drive, Carlisle Road and on Wolverhampton Road (A4601). They are served every 130 minutes. The site is not located within 1km of a railway station and a cycle path does not pass by the site. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 45 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Longford Primary School is located approximately 320m north west of the site, there are however no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 45 homes and so it is unlikely that an onsite primary school would be provided, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. The northern boundary is bounded by Wellington Drive Park which is classified as housing amenity land and within this designation lies Wellington Drive Playground which is approximately 135m north of the site. Another area of housing amenity land lies approximately 135m east of the site on Southgate End. A PRow is located approximately 150m east of the site and can be accessed via the A5. A significant positive effect is therefore likely on this SA objective.

A minor negative effect is also expected on this SA objective as the site includes a portion of the Wellington Drive Park housing amenity land which could be lost due to development. This however, is uncertain as it cannot be known whether these features will be lost, retained or enhanced. Overall an uncertain mixed effect (significant positive and minor negative) is identified on this SA objective.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located on the south western periphery of Cannock and is in closest proximity of that town centre and so a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in employment use so it is unclear to state whether development at this site will help contribute towards regenerating the economy. Therefore, a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

Although the site is located within Cannock, the site is not located within Cannock town centre, so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a designated asset (Longford Lodge). However, locating access on Wellington Drive and retaining planting to the north-east of the asset will minimise harm. Furthermore, the site is described as not playing an active role in the asset’s setting. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C122b: Former Iron Foundry, New Hayes Road, Rawnsley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. A portion of the site lies within the Prospect Village (disused railway Newhayes Road-Rugeley Road) Site of Biological Importance (SBI) and in addition, the site’s northern boundary lies directly adjacent to the New Hayes Tip SBI whilst the western boundary is directly adjacent to Prospect Village Field SBI. The Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located approximately 1km south of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 2.9km north-west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic, so a negligible effect is likely for

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air quality. The site is also not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site contains a substantial portion of brownfield land and therefore a minor positive effect is expected in relation to this aspect of the SA objective. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality.

Overall a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site contains a portion of brownfield land, associated with Prospect Village Hall. The site is relatively small in size with potential for 39 new homes. There may be some opportunities for the re-use of materials and buildings which might already be onsite in comparison to a wholly greenfield site. As such a minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1, and contains a portion of brownfield land. Development on brownfield land is unlikely to contribute towards a greater flood risk. Overall, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site lies approximately 170m to the south-west of Cannock Chase National Landscape and so development of this site could have potential significant negative effects on the landscape. The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.

Overall an uncertain significant effect is likely on this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site contains a portion of brownfield land. Redevelopment of the brownfield land within the site may provide opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Overall, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are a number of bus stops within 350m of the site; two bus stops are located on Sevens Road, one is on Ironstone Road and one is on Cumberledge Hill. These stops all are served every 60 minutes. A cycle path does not pass within close proximity to the site and the site is not located within 1km of a railway station. As such considering that a number of bus stops are in close proximity of the site a minor positive effect is identified.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 39. As such considering that this site would provide a number of new homes to meet local need and is likely to result in the provision of affordable housing (as residential sites of 10 homes or more are expected to make affordable housing provision) a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no primary or secondary schools within 600m of the site. A minor negative effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 39 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. Areas of semi-natural open space lie directly adjacent to the site to the north and north east. In addition, a PRow runs to Sevens Road is within 130m to the south of the site. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRow. An uncertain minor negative effect is expected in combination given that the site lies on Prospect Village Local Park and part of Prospect Village LNR.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. There are however four bus stops within 350m of the site which are served every 60 minutes. This public transport node may provide residents with access to services and facilities further afield. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use. The development of this site is not expected to influence economic development in the area and therefore a negligible effect is likely on this SA objective

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C127: Rumer Hill Industrial Estate, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Orbital Way Site of Biological Importance (SBI) is located approximately 260m to the south-east of the site, however, as it is greater than 250m from the site it is unlikely to be affected. An uncertainty is therefore attached to this effect. As the Cannock Chase SAC lies approximately 4.6km to the north of the site, a minor negative but uncertain effect is identified on this SA objective because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

This site comprises entirely land which is classed as brownfield. As such the development of the site is likely to result in positive effects in terms of the preservation of higher value soils in the District. It also lies between the A460 and the railway line meaning there is potential for adverse impacts in terms of air quality and noise. The site is unlikely to lead directly to increased traffic within an AQMA given that access is expected via Rumer Hill Road. Therefore, a mixed minor positive and uncertain minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of entirely brownfield land, which is currently in use as an employment site and industrial premise. There is potential that previously used buildings and materials could be reused for the new development. The site is relatively large (4.11ha and expected to provide 83 dwellings) in size. As such, a minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that the risk of flooding in the District will be significantly increased as a result of development. Therefore, a negligible effect is expected in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is situated within an Urban LCT. It does not lie within close proximity of the National Landscape. Therefore, an uncertain negligible effect is likely in relation to this SA objective as the exact effects on the landscape will depend in part upon the design of new development.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this site is on brownfield land it has opportunities for reuse and regeneration of onsite buildings and materials, reducing waste generation. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at Forrest Avenue) which offer a range of bus services and routes and is approximately 300m from Cannock railway station. This could likely promote sustainable modes of transport for commuting. A cycle path does not pass in close proximity to the site. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 83 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within approximately 475m from St. Mary's Catholic Primary School and about 530m from Bridgtown Primary School. However, the site is not within close proximity to a secondary school. Therefore, an uncertain minor positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate

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lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is not within 600m of a GP surgery or hospital. As such, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within walking distance (600m) of a number of areas of open space identified in the Green Space Network (2012) and PROWs. This includes a number of areas of amenity greenspace, Oxford Road Play Area, Girton Allotments and Rumnor Hill Community Garden. The close proximity of the site to these features may help to encourage staff of the employment site to utilise outdoor spaces during breaks for leisure and recreation. As such, a significant positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location is within the town of Cannock and is within close proximity of that town centre. It is likely that due to the site’s location in the town, community services and facilities will be easily accessible from the new development. In addition, the site is within close proximity of a number of sustainable transport links which will help to provide easy access to services and the site. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

Part of this site is currently in use as an employment site where residential development here will lead to the loss of employment land. There is potential that this could have adverse impacts in terms of encouraging the regeneration of the local economy. Therefore, a significant negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C136: Land adjacent to 29 Cumberledge Hill, Cannock Wood

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The nearest biodiversity sites are New Hays Tip Site of Biological Importance (SBI) that lies approximately 240m north west of the site and Courtbanks Covert, Redmoor Wood SBI that lies approximately 285m south of the site. Gentleshaw Common SSSI lies approximately 760m east of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 3.3km to the north west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Appendix E SA matrices for the site options

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic, so a negligible effect is likely for air quality. The site is also not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity. This site is located on greenfield land which has not previously been developed. This land has been classified as Grade 4 quality by the Agricultural Land Classification so a minor negative effect is expected on soils. A small section to the south east of the site lies within Source Protection Zone 3 so there is potential for detrimental impacts on local water quality and so a minor negative effect is identified. This is uncertain however as the effect on water quality from development of this site is unknown at this stage.

Overall an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land which has not been developed and is relatively small in size (13 homes are predicted). As such the development of

Appendix E SA matrices for the site options

the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within Cannock Chase National Landscape and so development of this site could have potential negative effects on the landscape. Furthermore, the site is located within SF20 which is classified as 'Settled Farmlands' in the Landscape Character Assessment for Cannock Chase District. The Assessment found that this area has minimal capacity for new development and it is considered to be visually intrusive and therefore assesses its landscape sensitivity as high. Overall, a significant negative effect is also expected, but this is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located mainly on greenfield land and therefore a negligible effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are two bus stops located on Cumberledge Hill within 350m of the site and are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 13 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

Appendix E SA matrices for the site options

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no schools within 600m of the site. Therefore, a minor negative effect is likely on this SA objective, although this is uncertain.

This site is expected to provide 13 homes and so it is unlikely that an onsite primary school would be provided, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

Appendix E SA matrices for the site options

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

There are no hospitals or GP surgeries within 600m of the site and therefore a minor negative effect is likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. The southern section of the site’s eastern boundary is bound by Nun’s Well, an unrestricted semi-natural open space, an unrestricted green link lies approximately 530m south west of the site and a private sports ground with limited access lies approximately 425m west of the site. A PRow lies approximately 130m north east of the site and another lies approximately 235m to the south of the site. A significant positive effect is identified for this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within the existing urban area or within close proximity of any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. There are two bus stops located on Cumberledge Hill that are within 350m of the site and are served every 60 minutes. These public transport nodes may provide residents with access to services and facilities further afield. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Cannock Wood and is not within one of three identified town centres in Cannock Chase. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C137: Land at Hayfield Hill, Cannock Wood

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Courtbanks Covert, Redmoor Wood Site of Biological Importance (SBI) lies approximately 5m south west of the site and Gentleshaw Common SSSI lies approximately 195m east of the site. A significant negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 4km to the north west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic, so a negligible effect is likely for air quality. The site is also not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity. This site is located on greenfield land which has

Appendix E SA matrices for the site options

not previously been developed. This land has been classified as Grade 4 quality by the Agricultural Land Classification so a minor negative effect is expected on soils. The majority of the site lies within Source Protection Zone 3 so there is potential for detrimental impacts on local water quality and so a minor negative effect is identified. This however is uncertain as the effect on water quality from development of this site is unknown at this stage. Overall an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land which has not been developed and is relatively small in size (15 homes are predicted). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within Cannock Chase National Landscape and so development of this site could have potential significant negative effects on the landscape. Furthermore, the site is located within SF20 which is classified as ‘Settled Farmlands’ in the Landscape Character Assessment for Cannock Chase District. The Assessment found that this area has a high landscape sensitivity. Overall, a significant negative effect is also expected, but this is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are three bus stops located on Hayfield Hill within 350m of the site and are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 15 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no schools within 600m of the site. Therefore, a minor negative effect is likely on this SA objective, although this is uncertain.

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This site is expected to provide 15 homes and so it is unlikely that an onsite primary school would be provided, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

There are no hospitals or GP surgeries within 600m of the site and therefore a minor negative effect is likely on this SA objective.

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SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRow. Approximately 195m east of the site lies an unrestricted area of semi-natural open space and approximately 325m north east of the site lies Nun’s Well, another unrestricted semi-natural open space. The closest PRow to the site lies approximately 90m north east and it is accessible from Hayfields Hill. A further PRow lies approximately 320m to the south east of the site and is accessible via Redmoor Road. A significant positive effect is therefore expected on this SA objective given that the site would provide nearby access to a number of open spaces and a number of PRow.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within the existing urban area or within close proximity of any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. There are three bus stops located on Hayfield Hill that are within 350m of the site and are served every 60 minutes. These public transport nodes may provide residents with access to services and facilities further afield. A minor negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Cannock Wood and is not within one of three identified town centres in Cannock Chase. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to cause harm to a designated asset (Moated site and bloomery in Courtbanks Convert a Scheduled Monument). It is stated that the site contributes to the setting of the scheduled remains. A proportional and targeted programme of archaeological works is recommended to be agreed with the County Archaeologist before developing the site. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C152: 26-28 Wolverhampton Road, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely on land which is classed as urban. It is not situated within a source protection zone and it does not lie within or link directly to an AQMA. It is also not located adjacent to an A-road or motorway which might otherwise result in issues relating to noise pollution. As this is a brownfield site it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land, where there is potential that development at this site will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.12ha and would provide 21 new homes) in size. Therefore, a minor positive is likely in relation to this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT, where the landscape character has been classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. Exact effects of new development on the landscape will depend in part on the design of new development.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at Avon Road) which provide a range of routes and services. It is also located within approximately 650m of Cannock Railway Station, which is likely to further encourage the use of public transport. The site is not located within close proximity of a cycle route. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 21 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within approximately 200m from St Mary’s Catholic Primary School and about 300m from Cannock Chase College Campus. There is also a youth centre within walking distance of the site designation. In addition, there is also are a number of additional primary and secondary schools in Cannock which are likely to be accessible by bus. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

This site is expected to provide 21 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within approximately 500m from Alderwood Medical Centre, Red Lion Surgery, The Colliery Practice and Cannock Chase Hospital. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a number of outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes a number of bowling greens and areas of amenity green space. The close proximity of the site to these features may help to encourage residents to make use of them for leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++

Justification

The site’s location within the urban area of Cannock and is adjacent to the town centre of that settlement. Development at this location is likely to provide easy access to community services and facilities. Therefore, a significant positive is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is not expected that the development of this site will contribute towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is situated just beyond the edge of the town centre boundary of Cannock. The location of the site means it is unlikely to play a role in terms

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of enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact non-designated assets (26 and 28 Wolverhampton Road). Development at the site could result in total loss of significance. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C171: Land off Rugeley Road, Hazelslade, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Two Sites of Biological Importance (SBI) lie within 250m of the site; Hazelslade Nature Reserve lies approximately 55m south of the site and Beaudesert Golf Course, Rawnsley Hills is situated approximately 110m north. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 990m east of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 1.5km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic, so a negligible effect is likely for air quality. The site is also not located adjacent to a motorway or 'A' road and

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therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which has not previously been developed. This land has been classified as non-agricultural land so a minor negative effect is likely on soils. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality.

As such an overall minor negative effect is expected on this SA objective due to the loss of greenfield land which might result as a result of development at this location.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land which has not been developed and is relatively small in size (35 homes are predicted). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is mainly located on greenfield land and is outside of flood zones 3 and flood zone 2 so a minor negative effect is likely on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within Cannock Chase National Landscape and so development of this site could have potential significant negative effects on the landscape. Furthermore, the site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

Overall an uncertain significant negative effect is expected on this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There is one bus stop within 350m of the site which is located on Cannock Wood Street and is served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. Considering that there is only one bus stop in close proximity of the site but that services provided at this location is relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 35 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Hazel Slade Community Primary School is located approximately 225m west of the site. There are however no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 35 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRoWs. The west and south site boundaries are bound by the unrestricted Cannock Chase National Landscape semi natural open space. Within this designation, there is one private sports ground that has limited access (Beaudesert Golf Course) and is situated approximately 95m north of the site. In addition, Hazelslade Nature Reserve semi natural open space which has unrestricted access is located approximately 80m south of the site. A PRoW passes the site’s eastern boundary and another PRoW lies 120m north of the site. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRoW.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within the main urban area and is not in close proximity to any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. There is however one bus stop within 350m of the site which is served every 60 minutes located on Cannock Wood Street. This public transport node may provide residents with access to services and facilities further afield. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C174: Land at the Bungalow, Rugeley Road, Hazelslade, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Southern Staffordshire Coalfield Heaths SSSI is located approximately 265m east of the site. Beaudesert Golf Course, Rawnsley Hills Site of Biological Importance (SBI) lies approximately 195m north of the site and Hazelslade Nature Reserve SBI lies approximately 345m south east of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 1.6km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic, so a negligible effect is likely for air quality. The site is also not located adjacent to a motorway or 'A' road and

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therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which has not previously been developed. This land has been classified as urban so a minor negative effect is likely on soils, there is however a small portion of land to the north of the site that is classified as non-agricultural. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality.

As such an overall minor negative effect is expected on this SA objective due to the loss of greenfield land which might result as a result of development at this location.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is mainly located on greenfield land which has not been developed and is relatively small in size (10 homes are predicted). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within Cannock Chase National Landscape and so development of this site could have potential significant negative effects on the landscape. The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District so a negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

Overall an uncertain significant negative effect is expected on this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is mainly located on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are seven bus stops within 350m of the site; four bus stops on Rawnsley Road, two on Rugeley Road and one on Cannock Wood Street and these are all served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. Considering that these bus stops are in close proximity of the site but that services provided in these locations is relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 10 and therefore a significant positive effect is likely as residential sites of 10 homes or more are expected to make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Hazel Slade Community Primary School is located approximately 295m east of the site. There are however no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 10 homes and therefore it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Rawnsley Surgery is located approximately 525m to the south of the site on Rawnsley Road. There are no hospitals within 600m of the site and therefore a minor positive effect is likely on SA objectives.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. Cannock Chase National Landscape semi natural open space (unrestricted) lies approximately 10m north of the site and within this designation, there is one private sports ground that has limited access and is situated approximately 195m north of the site. Alder Way housing amenity land lies approximately 130m south east of the site and another area of housing amenity also lies 55m east of the site, both these areas of open space have unrestricted access. Approximately 45m south of the site lies Rawnsley Greenlink, an area of unrestricted semi natural open space which is also part of the Green Space Network (2012). A PRow lies 200m north of the site. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRow.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. There are however seven bus stops within 350m of the site which are served every 60 minutes. This public transport node may provide residents with access to services and facilities further afield. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of

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the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C176: Land at Rawsley Road, Hednesford

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Chasewater And The Southern Staffordshire Coalfield Heaths

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SSSI is located adjacent to the site to the south. A significant negative effect is therefore identified on this SA objective, this however is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage. In addition, it may be possible to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 1.1km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an ‘A’ Road a negligible effect is identified in relation to noise pollution. The site is located on greenfield land which is identified as urban and as such development at this location would result in the use of land which has not previously been developed meaning a minor negative effect is expected in terms of land use. The site is located within Source Protection Zone 3 and therefore development at this location may have an adverse effect on local water quality and an uncertain minor negative effect is identified.

Overall, a minor negative effect is expected on this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land and is quite small in size (26 homes are suggested). A minor negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land and as such its development would increase the area of impermeable surfaces in the District. The site is located outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within FH01 (Forest Heathlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a high level of sensitivity to development. As such a significant negative effect is expected on this SA objective. The expected significant negative effect is uncertain given that the specific design of this development is unknown at this stage. In addition, the Cannock Chase National Landscape is located within 120m of the site to the north meaning development at this location has the potential to adversely affect the character and distinctiveness of this designated landscape.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield sites. A negligible effect is expected on this SA objective given that there are likely to be reduced opportunities to re-use existing materials onsite which might help to minimise local waste production.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 935m of Hednesford Train Station. The site is also located within 350m of a number of bus stops, the closest of which is located within 240m to the south west on Rugeley Road. This bus stop provides access to a bus service which runs once every 30 minutes. As such a significant positive effect is expected on this SA objective.

The site is not located within close proximity of a cycle path.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 26 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

The site is not located within close proximity (600m) of any education facilities. A minor negative effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 26 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is bounded by an area of semi-natural open space to the south and east at Hednesford Hills. Two areas of green link land are also located in close proximity of the site. One is to the north within 110m and one is to the south west within 145m. Housing amenity land is located within 345m of the site to the west by Station Road. Hednesford Park is located within 240m of the site also to the west. Access to a PRoW is provided at by the eastern boundary of the site. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and a PRoW. This significant positive effect is likely to be combined with an uncertain minor negative effect. The site is located on land which is identified in the Green Space Network (2012). As such dependent upon the design of the scheme for this site the provision of residential development may impact upon access to open space for recreational and leisure uses in the District.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located on the north eastern edge of Hednesford and is in closest proximity to Hednesford town centre. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Hednesford but it is outside of the town centre which is to the south west. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C177: Land at Girton Road/Spring Street, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Mill Green Nature Park Site of Biological Importance is located to the north east of the site within 195m. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage. In addition it may be possible to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 4.4km to the north of the site, therefore a minor negative but uncertain effect is also identified because new

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residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an ‘A’ Road a negligible effect is identified in relation to noise pollution. The site is located on greenfield land which has been identified as urban land and as such development at this location would not result in the use of previously developed land. A minor negative effect is expected in terms of land use. The site is not located within a Source Protection Zone and as such there is expected to be limited potential for detrimental impacts on local water quality.

Overall, a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located entirely on greenfield land and is relatively small in size (the indicative capacity for the site is 28 homes). A minor negative effect is likely as the development of the site would involve the use of land which has not previously been developed. This site would present reduced opportunities to make use of materials and buildings already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land however it is outside of flood zone 3 and flood zone 2. Given that the site would result in an increase in the area of impermeable surfaces in the District, a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located entirely on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the development of land which has previously been developed. A negligible effect is expected on this SA objective given that this site would present reduced opportunities to make use of materials and buildings already onsite. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 95m of Cannock Train Station which is to the north east at Girton Road. The site is also located within 350m of a number of bus stops. The closest bus stop is located within 150m of the site to the west on Walsall Road. Access to a bus service which runs once every 30 minutes is provided from this location. A significant positive effect is therefore expected on this SA objective.

The site is not located within close proximity of a cycle path.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 28 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within close proximity (600m) of a number of education facilities. St. Mary's Catholic Primary School is located to the west of the site within 280m. Chaselea Short Stay School accommodates children from 11-16 years of age and is located within 430m also to the west. A significant positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 28 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within 470m of the Colliery Practice (Cannock) which is located on Hednesford Street to the north. The site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

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SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The closest open space to the site with unrestricted access is the housing amenity land at Trinity Close which is located within 155m to the west. Rumer Hill Community Garden is located within 200m of the site to the east. A number of allotments are present at Girton Road which is located within 55m of the site to the south; however access to this area is limited. The site also contains an area of institutional open space however it has been identified that access to this area is restricted and as such development at this location is unlikely to affect access to open spaces for residents in terms of leisure and recreational use. Access to a PRoW is provided by Walsall Road within 170m of the site to the south west. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and a PRoW.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within the urban area of Cannock and is within closest proximity of that town centre. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Cannock but it is outside of the town centre which is to the north west. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C220a: Site A - Oaklands Industrial Estate, Lower Road, Hednesford, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located to the north east of the site within 950m. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage. In addition it may be possible to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 2.7km to the north of the site, therefore a minor negative but uncertain effect is also identified because new

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residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an ‘A’ Road a negligible effect is identified in relation to noise pollution. The site is located on mostly brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, minor positive effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located mostly on brownfield land and is relatively small in size (34 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on mostly brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located mostly on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the

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development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located within 350m of a number of bus stops. Bus stops are located along Old Hednesford Road to the north west within 95m and also along Lower Road within 15m to the north east. Bus stops at Lower Road provide access to a bus service which runs once every 30 minutes. The site is not located within 1km of a train station, however. A minor positive effect is therefore expected on this SA objective.

The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 34 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within close proximity (600m) of a number of education facilities. St. Joseph's Catholic Primary School is located to the north east of the site within 255m. Kingsmead School (a high school) is located within 500m of the site also to the north east. Chadsmoor Church of England Junior School is located within 575m of the site to the west. A significant positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 34 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. To the south, adjacent to a green link is accessible. This area and areas of semi-natural green space and housing amenity land directly to the south are identified within the Green Space Network (2012). A further area of housing amenity land is located to the north of the site within 190m by Stagborough Way. The closest PRow is located within 425m of the site to the east at Splash Lane. An overall significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within existing urban area of Hednesford and is in relatively close proximity to Hednesford town centre. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

The site has been identified by the Council as currently being in employment use. The site currently allows for a number of existing manufacturing/storage properties. As such providing residential development at this location may result in the loss of an existing employment site and a significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Hednesford but it is outside of the town centre which is to the north. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C220b: Site B - Image Business Park, East Cannock Road, Hednesford, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located to the north east of the site within 980m. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage. In addition it may be possible to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 2.7km to the north of the site, therefore a minor negative but uncertain effect is also identified because new

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residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is adjacent to the A460 to the north a minor negative effect is identified in relation to noise pollution. This negative effect is uncertain dependent upon the potential to mitigate noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, mixed effect (minor positive/uncertain minor negative) is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land and is relatively small in size (33 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of

Appendix E SA matrices for the site options

greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located within 350m of a number of bus stops. Bus stops are located along Old Hednesford Road to the north west within 25m and also along Lower Road within 75m to the north east. Bus stops at Lower Road provide access to a bus service which runs once every 30 minutes. The site is not located within 1km of a train station, however. A minor positive effect is therefore expected on this SA objective.

The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 33 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within close proximity (600m) of a number of education facilities. St. Joseph's Catholic Primary School is located to the north east of the site within 365m. Kingsmead School (a high school) is located within 600m of the site also to the north east. Chadsmoor Church of England Junior School is located within 500m of the site to the west. A significant positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 33 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within 585m of the Moss Street Surgery which is on Moss Street to the north west. The site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. To the south, adjacent to a green link is accessible. Areas of green link land, semi-natural green space and housing amenity land to the east and south east of the site within 65m are identified within the Green Space Network (2012). A further area of housing amenity land is located to the north of the site within 200m by Stagborough Way. The closest PRow is located within 570m of the site to the east at Splash Lane. An overall significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within the existing urban area of Hednesford and is within relatively close proximity of Hednesford town centre. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

The site has been identified by the Council as currently being in employment use. The site currently allows for a number of existing manufacturing/storage properties. As such providing residential development at this location may result in the loss of an existing employment site and a significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Hednesford but it is outside of the town centre which is to the north. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C222a: Virage Court, Cannock South, Bridgtown

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site is approximately 900m from the Stowe Pool and Walk Mill Clay Pit SSSI, where development could have potential adverse effect on this site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to designated sites provides an indication of the potential for an adverse effect but uncertainty exists as appropriate mitigation may contribute to avoiding any effects.

The site also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--/+

Justification

The site is located on Walsall Road which leads directly to the A5 within 450m to the south. An AQMA has been declared along the A5 and residential development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. Furthermore, the site is located adjacent to the ‘A34’ road meaning it may be adversely affected by noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality. Overall, a mixed effect (minor positive/significant negative) is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land and there is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.27ha and would accommodate 21 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the UR28 LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops (including those on North Street and Walsall Street), providing a range of routes and services. The site is not located, however, within 1km of the nearest railway station. These sustainable transport links may help to promote modal shift in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 21 new residential dwellings. As such considering that this site would provide a number of new homes to meet local need and is likely to result in the provision of affordable housing (as residential sites of 10 homes or more are expected to make affordable housing provision) a significant positive effect is expected on this SA objective.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within approximately 105m from Bridgtown Primary School. There is also are a number of primary and secondary schools in Cannock which are likely to be accessible by bus. Therefore, an uncertain minor positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is not within 600m from a GP surgery or hospital. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes several areas of semi-natural greenspace, institutional greenspace, amenity greenspace and a playground. Several PROWs are found in close proximity to the site. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located within the existing urban area and is within closest proximity of Bridgtown (a Local Centre). This location is to provide residents with access some community services and facilities although the range of provisions are likely to be more limited than at the town centres of the plan area. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unlikely that development of this site will influence the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role

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in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C237: 268 Bradbury Lane, Hednesford

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Cannock Chase SAC lies approximately 140m north of the site.

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New residential development within 15km of this SAC is considered likely to contribute to increased recreation pressure at the site.

The close proximity of this international biodiversity designation means that the negative effect recorded in relation to this SA objective is significant. However, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is made up entirely of brownfield land classified as urban. As such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an ‘A’ Road a negligible effect is also identified in relation to noise pollution. However, the site lies entirely within Source Protection Zone 3 so there is potential for detrimental impacts on local water quality. A minor negative effect is therefore identified in relation to this aspect of the SA objective. The effect is uncertain given that the design of the development may provide opportunities to mitigate impacts relating to water quality.

Overall, a mixed minor positive and uncertain minor negative effect is expected on this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located entirely on brownfield land and is relatively small in size (13 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR04 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. However, the Cannock Chase National Landscape is situated approximately 70m north east of the site and so development of this site could have potential significant negative effects on the landscape. As such a significant negative effect is expected on this SA objective. The expected significant negative effect is uncertain given that the specific design of this development is unknown at this stage.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located entirely on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located within 350m of a number of bus stops. The closest bus stop is located within 10m of the site to the south east on Bradbury Lane. A number of bus services utilise these bus stops and are as frequent as every 15 minutes. The site is not located within 1km of a train station, however. A minor positive effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 13 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of Pye Green Academy, a primary school located within 300m of the site to the south. There are however no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 13 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. Areas of green space identified in the Green Space Network (2012) are located within 15m of the site to the south. The closest public sports ground, Cotswold Road, is located to the north of the site within 75m. The closest PRow is located within 230m of the site to the south east at Bradbury Lane. An overall significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++

Justification

The site is located within the existing urban area of Hednesford and is within closest proximity of that town centre. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unlikely that development of this site will influence the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Hednesford but it is outside of the town centre which is to the south east. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C264: Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Southern Staffordshire Coalfield Heaths SSSI is located approximately 195m north of the site. There are three Sites of Biological Importance (SBI) within close proximity to the site; Hazelslade Nature Reserve Site SBI lies approximately 355m north of the site, Hednesford Brickworks lies approximately 165m west of the site and Prospect Village Field SBI lies approximately 160m east of the site.

The Cannock Chase SAC lies approximately 2.3km north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. A significant negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site’s west boundary is located directly adjacent to Wimblebury Road and lies approximately 125m north of the AQMA that extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic, so a significant negative effect is identified for air quality. The site is also not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which has not previously been developed. This land has been mainly classified as Grade 4 agricultural quality with a pocket of urban land to the north west of the site. A minor negative effect is likely on soils. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality. An overall significant negative effect is expected on this SA objective due to a potential detrimental impact in relation to air pollution and the loss of greenfield land as a result of development at this location.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size (approximately 1,000 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

Cannock Chase National Landscape is situated approximately 265m north of the site and so development of this site could have potential significant negative effects on the landscape. The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.

Overall a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are over 20 bus stops within 350m of the site. The bus stops located on John Street, Littleworth Road, Rawnsley Road and Cannock Wood Street are all served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is expected to be 1,000 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

Appendix E SA matrices for the site options

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

This site is expected to provide 1,000 and so it is likely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. A significant positive effect is therefore likely on the SA objective, although this is uncertain until specific proposals are bought forward.

Hazel Slade Community Primary School is located approximately 595m north of the site and Heath Hayes Primary School is located approximately 510m south of the site, there are however no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places. Overall an uncertain significant positive effect is likely in relation to this SA objective as there will be sufficient capacity for students from the housing development.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within

Appendix E SA matrices for the site options

development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Rawnsley Surgery is located approximately 125m north of the site on Rawnsley Road. There are no hospitals within 600m of the site and therefore a minor positive effect is likely on SA objectives.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PROWs. The northern boundary of the site is bound by an unrestricted green link and a private sports ground and within this designation is a bowling green- both have limited access. Lying directly adjacent to the site’s western boundary lies Wimblebury Woods, an unrestricted area of semi natural open

Appendix E SA matrices for the site options

space and Barn Way, an unrestricted housing amenity land. A section of the southern boundary lies directly adjacent to a semi-natural open space that has limited access. Another unrestricted area of semi natural open space lies approximately 185m to the east of the site. This site along with the green link and Barn Way form part of the Green Space Network (2012). A PROW directly aligns with the site’s southern boundary. In addition, this residential site option is likely to deliver more than 100 homes (approximately 1,000 dwellings are expected) and could therefore offer good opportunities to incorporate new open space. However, this site includes two PROWs and a green link which could be lost due to development. This is uncertain as it cannot be known whether these features will be lost, retained or enhanced. Overall an uncertain mixed effect (significant positive and minor negative) is likely in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the north eastern periphery of Heath Hayes Local Centre and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C264a: Parcel A of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of John Street/Wimblebury Road)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Southern Staffordshire Coalfield Heaths SSSI is located approximately 655m south of the site. Hednesford Brickworks Sites of Biological Importance lies approximately 165m west of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 3.1km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Appendix E SA matrices for the site options

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site’s west boundary is located directly adjacent to Wimblebury Road and lies approximately 125m north of the AQMA that extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic, so a significant negative effect is identified for air quality. The site is also not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which has not previously been developed. This land has been mainly classified as Grade 4 agricultural quality with a pocket of urban land to the north west of the site. A minor negative effect is likely on soils. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality.

As such an overall significant negative effect is expected on this SA objective due to a potential detrimental impact in relation to air pollution and to the loss of greenfield land as a result of development at this location.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size (37 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.

Overall a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are twelve bus stops within 350m of the site. The four bus stops located on John Street, are all served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 37 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Heath Hayes Primary School is located approximately 510m south of the site, there are however no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 37 homes and so it is unlikely that an onsite primary school would be provided, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed

Appendix E SA matrices for the site options

proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

There are no hospitals or GP surgeries within 600m of the site and therefore a minor negative effect is likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. The northern boundary of the site is bound by Wimblebury Woods, an unrestricted area of semi natural open space and a section of the southern boundary lies directly adjacent to a semi-natural open space that has limited access. Another unrestricted are of semi natural open space lies approximately 185m to the east of the site and this forms part of the Green Space Network (2012). A PRow directly aligns with the site’s southern boundary and another PRow lies approximately 120m to the south of the site.

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A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRow.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the north eastern periphery of Heath Hayes Local Centre and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore it is not expected that development will contribute towards the regeneration of the local economy. Therefore, a negligible effect is likely on this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C264b: Parcel B of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of Sycamore Road/Hawthorne Road)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Southern Staffordshire Coalfield Heaths SSSI is located approximately 655m south of the site. Hednesford Brickworks Site of Biological Importance (SBI) lies approximately 460m west of the site and Prospect Village Field SBI lies approximately 680m east of the site.

A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 2.8km to the north of the site, therefore a minor negative but uncertain effect is also identified because new

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residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site could potentially connect to the AQMA along Wimblebury Road. As such development at this location may result in an exacerbation of existing air quality issues. The site is not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which is mostly classified as Grade 4 agricultural quality. A minor negative effect is likely on soils. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality.

As such an overall significant negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size (195 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing mixed use options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The east section of the site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.

Overall a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are five bus stops within 350m of the site which are all located on John Street and are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 195 and therefore a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no schools within 600m of the site. This site is expected to provide 195 homes and therefore it is unlikely that an onsite primary school would be provided, as the threshold for this provision is around 700 homes in Cannock Chase. Therefore, an uncertain minor positive effect is likely as the effects depend if existing schools have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Rawnsley Surgery is located approximately 595m to the north of the site on Rawnsley Road. There are no hospitals within 600m of the site so a minor positive effect is likely on SA objectives.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. The eastern boundary of the site is bound by Wimblebury Woods, an unrestricted area of semi natural open space. Barn Way, an unrestricted housing amenity land lies approximately 15m from the site’s north west corner. There is also an unrestricted green link approximately 320m north of the site. The green link and Barn Way form part of the Green Space Network (2012). A PRowS directly aligns with the site’s southern boundary and another lies directly on the northern boundary of the site. In addition, this residential site option is likely to deliver more than 100 homes (195 dwellings are expected) and could offer good opportunities to incorporate new open space.

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Overall an uncertain significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PROW.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the north eastern periphery of Heath Hayes Local Centre and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C264c: Parcel C of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Littleworth Road)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Southern Staffordshire Coalfield Heaths SSSI is located approximately 185m north of the site. Hednesford Brickworks Site of Biological Importance (SBI) lies approximately 555m west of the site and Prospect Village Field SBI lies approximately 690m east of the site. A significant negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 2.3km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site could potentially connect to the AQMA along Wimblebury Road. As such development at this location may result in exacerbation of existing air quality issues. The site is not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which has been mostly classified as Grade 4 agricultural quality with a small area of urban land to the north of the site. A minor negative effect is likely on soils. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality.

As such an overall significant negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size (63 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site.

Appendix E SA matrices for the site options

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.

Overall a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land so a negligible effect is likely on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are eleven bus stops within 350m of the site; five are located on John Street and six are located on Littleworth Road and are all served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 63 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

Appendix E SA matrices for the site options

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no schools within 600m of the site. This site is expected to provide 63 new homes and so it is unlikely that an onsite primary school would be provided, as the threshold for this provision is around 700 homes in Cannock Chase. Therefore, an uncertain minor positive effect is likely in relation to this SA objective as the effects depend if existing schools have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Rawnsley Surgery is located approximately 260m to the north of the site on Rawnsley Road. There are no hospitals within 600m of the site and therefore a minor positive effect is likely on SA objectives.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRoWs. The northern boundary of the site is bound by an unrestricted green link and Barn Way, an unrestricted housing amenity land lies adjacent to the site’s western boundary. Wimblebury Woods, an unrestricted area of semi natural open space lies approximately 140m south of the site. The green link and Barn Way form part of the Green Space Network (2012). A PRoW directly aligns with the site’s southern and western boundaries. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRoW. Overall an uncertain significant positive effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?

Justification

The site is located on the north eastern periphery of Heath Hayes Local Centre and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

A Shrine, a replica of the grotto of Our Lady of Lourdes, a Grade II List Building situated approximately 1.4km to the north west of the site and Cross Keys Farmhouse located approximately 1.5km west of the site are the nearest historic assets. Adverse impacts on these heritage assets are likely to be reduced due to the large distances between the site and these historic assets. The Cannock Chase District HEA (October 2009) has identified most of the site as lying within historic environment character zone CHECZ 9, Between Rawnsley and Wimblebury. Medium to large scale re-development of this zone is likely to have at least a moderate impact upon the historic character of the zone particularly upon the surviving historic landscape character and the line of the railway. In terms of the Council’s work through the Cannock Chase District HEA the area in which the site falls was scored as being of moderate value in terms of heritage assets. The moderate score suggests that development is likely to have an impact upon the historic environment.

Appendix E SA matrices for the site options

As such an overall minor negative effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C264d: Parcel D of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Chetwynd Park and west of Cannock Wood Road)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Southern Staffordshire Coalfield Heaths SSSI is located approximately 195m north of the site. There are three Sites of Biological Importance (SBI) within close proximity to the site; Prospect Village Field SBI lies approximately 130m east of the site, Hazelslade Nature Reserve Site SBI lies approximately 395m north east of the site and Hednesford Brickworks lies approximately 710m west of the site. A significant negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

Appendix E SA matrices for the site options

The Cannock Chase SAC lies approximately 2.3km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Therefore, an uncertain significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site may potentially connect to the AQMA along Wimblebury Road. As such development at this location has the potential to exacerbate existing air quality issues. The site is not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which has been mostly classified as Grade 4 agricultural quality, with a pocket of urban land to the north west of the site. A minor negative effect is likely on soils. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality.

As such an overall significant negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size (629 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

Cannock Chase National Landscape is situated approximately 300m north of the site and so development of this site could have potential significant negative effects on the landscape. The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.

Overall a significant negative effect is expected on this SA objective. The expected significant negative effect is uncertain given that the specific design of this development is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are six bus stops within 350m of the site; four are located on Littleworth Road, one is situated on Rawnsley Road and another lies on Cannock Wood Street and are all served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 629 and therefore a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

This site is expected to provide 629 homes and therefore it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. In addition, Hazel Slade Community Primary School is located approximately 595m north of the site, there are however no secondary schools within 600m of the site. Overall, an uncertain minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Rawnsley Surgery is located approximately 125m to the north of the site on Rawnsley Road. There are no hospitals within 600m of the site and therefore a minor positive effect is likely on SA objectives.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PROWs. The northern boundary of the site is bound by an unrestricted green link and a private sports ground and within this designation is a bowling green- both have limited access. Wimblebury Woods, an unrestricted area of semi natural open space lies approximately 255m west of the site and Barn Way, an unrestricted housing amenity land lies 245m west of the site. The green link and Barn Way form part of the Green Space Network (2012). Two PRow directly align with the site’s western and southern boundaries. In addition, this residential site option is likely to deliver more than 100 homes (629 dwellings are planned) and could offer good opportunities to incorporate new open space. However, the site includes two PROWs and a green link which could be lost due to development. This is uncertain as it cannot be known whether these features will be lost, retained or enhanced. Overall an uncertain mixed effect (significant positive and minor negative) is identified on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the north eastern periphery of Heath Hayes Local Centre and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

Appendix E SA matrices for the site options

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use so therefore it is uncertain if development at this site will contribute towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C264e: Parcel E of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Chetwynd Park and west of Cannock Wood Road)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Southern Staffordshire Coalfield Heaths SSSI is located approximately 470m north west of the site. There are two Sites of Biological Importance (SBI) within close proximity to the site; Hazelslade Nature Reserve Site SBI lies approximately 355m north of the site and Prospect Village Field SBI lies approximately 120m south of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific

Appendix E SA matrices for the site options

development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 2.5km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site has the potential to connect to the AQMA along Wimblebury Road. As such development at this location may exacerbate existing air quality issues. The site is not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which has been mostly classified as Grade 4 agricultural quality with a pocket of urban land to the north west of the site. A minor negative effect is likely on soils. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality.

As such an overall significant negative effect is expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size (145 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site and the loss of vast greenfield land.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

Cannock Chase National Landscape is situated approximately 275m north of the site and therefore development of this site could have potential significant negative effects on the landscape. The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.

Overall a significant negative effect is expected on this SA objective. The expected significant negative effect is uncertain given that the specific design of this development is unknown at this stage.

Appendix E SA matrices for the site options

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are three bus stops within 350m of the site; two are located on Littleworth Road and one is situated on Cannock Wood Street and all four bus stops are served every 60 minutes. A cycle path does not pass through the site and the site is not located within 1km of a railway station. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 145 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no schools within 600m of the site. Therefore, a minor negative effect is likely on this SA objective, although this is uncertain.

This site is expected to provide 145 homes and so it is unlikely that an onsite primary school would be provided, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within

Appendix E SA matrices for the site options

development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Rawnsley Surgery is located approximately 320m north east of the site on Rawnsley Road. There are no hospitals within 600m of the site and therefore a minor positive effect is likely on SA objectives.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site is located within close proximity (600m) of a number of open spaces and PROWs. The north east boundary of the site lies directly adjacent to Rawnsley Greenlink which is an unrestricted area of semi natural open space green link. A private sports ground aligns with the site’s north western boundary and within this designation is a bowling green both have limited access.

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Prospect Village Local Park that has unrestricted access lies approximately 385m to the south east of the site. A PROW lies approximately 170m south of the site. In addition, this residential site option is likely to deliver more than 100 homes (145 dwellings are planned) and could therefore offer good opportunities to incorporate new open space. Overall an uncertain significant positive effect is identified on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the north eastern periphery of Heath Hayes Local Centre and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C265: Land to the East of John Street/Wimblebury Road and West of Cannock Wood Road, Wimblebury, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI lies directly adjacent to the site’s southern boundary. There are two Sites of Biological Importance (SBI) that lie directly adjacent to the site’s eastern boundary; Prospect Village Field SBI and Sevens Road SBI. Redmoor Hill (west of) Biodiversity Alert Site lies approximately 245m to the south east of the site. A significant negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 2.7km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Appendix E SA matrices for the site options

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic, so a negligible effect is likely for air quality. The site is also not located adjacent to a motorway or 'A' road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which has not previously been developed. This land has been mainly classified as Grade 4 agricultural quality with a pocket of urban land to the north east, the south west and south of the site. A minor negative effect is likely on soils. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality.

As such an overall minor negative effect is expected on this SA objective due to the loss of greenfield land which might result as a result of development at this location.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size (2,820 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

Cannock Chase National Landscape is situated approximately 120m east of the site and so development of this site could have potential significant negative effects on the landscape. The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. Overall a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are eight bus stops within 350m of the site. To the east of the site, two bus stops are located on John Street and another two are located on Brickworks Road and to the west of the site two bus stops are located on Ironstone Road and two lie on Sevens Road. Aside from the two stops on Brickworks Road where there is no available data, all the bus stops are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 2,820 and therefore a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

This site is expected to provide 2,820 homes and so it is likely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. A significant positive effect is therefore likely on the SA objective, although this is uncertain until specific proposals are brought forward.

Heath Hayes Primary School is located approximately 530m east of the site, there are however no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

Overall an uncertain significant positive effect is likely on this SA objective.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. An area of limited access semi natural open space aligns with the site’s western boundary, whilst Sevens Road unrestricted semi natural open space, Prospect Village SBI (which has been identified as a semi natural open space with unrestricted access) and the unrestricted Prospect Village Local Park all lie directly adjacent to the site’s eastern boundary. PRowS align with most of the site’s boundary. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRow.

This residential site option is likely to deliver more than 100 homes (2,820 dwellings are planned) and could therefore offer good opportunities to incorporate new open space. A minor positive effect is therefore likely on this SA objective, but this is uncertain until future proposals come forward.

A minor negative effect is also expected on this SA objective as the site includes a PRow which could be lost due to development. This however, is uncertain as it cannot be known whether these features will be lost, retained or enhanced.

Overall an uncertain mixed effect (significant positive and minor negative) is identified on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. There are however eight bus stops within 350m of the site, six of which are known to be served every 60 minutes. This public transport node may provide residents with access to services and facilities further afield. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of

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the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C279a: Land east of Wimblebury Road at Bleak House, Heath Hayes [See reference 1]

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation

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pressure etc. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI lies within approximately 250m of the site. A significant negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 3.3km north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Therefore, an uncertain significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not in close proximity to an AQMA and is not adjacent to an ‘A’ road or a motorway. Therefore, negligible effects are expected in relation to air pollution and noise pollution.

This site is located on greenfield land which has been mainly classified as Grade 4 agricultural quality with a section of urban land to the west and in the centre of the site. Therefore, a minor negative effect is likely on soils. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality.

Overall a minor negative effect is expected on this SA objective due to the potential loss of greenfield land.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size (410 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development therefore a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not within 1km of the Cannock Chase National Landscape.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are over twenty bus stops within 350m of the site. The four bus stops on Hobart Road and two bus stops on John Street are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 410 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Heath Hayes Primary School is located approximately 160m west of the site, there are however no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places. This site is expected to provide 410 homes and so it is unlikely that an onsite primary school would be provided, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PROWs. Adjacent to the south boundary of the site lies Heath Hayes Park and an area of semi natural open space both of which have unrestricted access. Heath Hayes and Wimblebury Allotments Association is approximately 150m from the site and lies within Heath Hayes Park and has limited access. Hobart Road green link lies approximately 30m west of the site. PROWs align with the site’s north and north east boundaries. In addition, this residential site option is likely to deliver more than 100 homes (410 dwellings are planned) and could therefore offer good opportunities to incorporate new open space. Therefore, an overall significant positive effect is identified in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the eastern periphery of Heath Hayes Local Centre and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C279b: Land east of Wimblebury Road at Bleak House, Heath Hayes (Southern Site)

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI lies directly adjacent to the site’s eastern boundary. A significant negative effect is therefore identified on this SA objective. However, this is uncertain as potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 4.1km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

The site is adjacent to the A5190 and therefore a minor negative effect is identified in relation to noise pollution affecting users to the site, although this is uncertain. The uncertainty recorded reflects the potential to mitigate effects through the design and layout of the site.

This site is located on greenfield land. This land has been classified at Grade 4 agricultural quality. A minor negative effect is likely on soils. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect in relation to water quality.#

The development of the site is not expected to contribute to increased traffic and vehicle emissions within any of the AQMAs declared within or close to the District.

Overall, an uncertain minor negative effect is therefore expected on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land and is large in size (190 homes are suggested). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A significant negative effect is therefore expected.

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SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk. However, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.

The site is not located within 1km of the Cannock Chase National Landscape.

Overall, a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located within 350m of a number of bus stops, the closest bus stop is on Hednesford Road by Five Ways Island roundabout which is served approximately every 30 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. Overall, a minor positive effect is expected on this SA objective.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 190 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Heath Hayes Primary School is located approximately 400m north west of the site boundary. However, the site does not lie within 600m of an existing secondary school. Overall, a minor positive effect is likely. The effect is

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uncertain given that it will depend in part upon sufficient capacity being present at existing schools to accommodate new pupils.

It is unlikely that new primary school will be provided onsite, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located in close proximity (600m) of any existing healthcare facilities. As such a minor negative effect is expected on this SA objective.

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SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces. Nearby open spaces include Heath Hayes Park located within 30m to the west, Heath Hayes allotments within 200m also to the west and areas of semi-natural open space to the west and the north of the site. There is a PRoW within 200m of the northern site boundary. The site is proposed to provide over 100 homes and therefore could offer opportunities to incorporate new open space onsite, therefore a minor positive but uncertain effect is also identified for the site.

Overall, a significant positive effect is expected on this SA objective.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south eastern periphery of Heath Hayes Local Centre and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

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SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use so a negligible effect is likely on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so the development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. A negligible effect is likely in relation to this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site is located some distance from the nearest designated heritage assets. Grade II Listed Building New Hall Farmhouse is located within 1.9km to the west. Grade II Listed Buildings Cross Keys Farmhouse, Cross Keys Inn and Prospect Place are located within 2.0km to the north west. The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 12, East of Heath Hayes which is scored as being of low value in terms of heritage assets. This low score suggests that development is unlikely to have an impact upon the historic environment. As such an overall negligible effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C309: TNT Express, Wimblebury Road, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Hednesford Brickworks SBI is located approximately 230m west of the site and Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located approximately 270m to the north of the site within approximately

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270m. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 2.6km to the north and north west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality. It is also not adjacent to an ‘A’ road or a motorway and residents are therefore less likely to be adversely affected by noise pollution.

Overall, a minor positive effect is expected on this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land and is relatively small in size (33 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

The site is located within 350m of a number of bus stops. Bus stops are located along Wimblebury Road to the east within 130m and also along Littleworth Road within 300m to the north. However, services at these bus stops are relatively poor with a frequency of 60 minutes. The site is also not located within 1km of a train station. As such, a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 33 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

The site is not located within close proximity (600m) of any education facilities. This site is expected to provide 33 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as it will depend on the capacity of existing schools to accommodate new pupils.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within

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development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. An unrestricted Green Link is bound to the north, west and eastern boundaries of the site. Most of this land is also identified within the Green Space Network (2012) and is located adjacent to the north and west boundaries of the site. The closest PRow is located within 260m of the site to the west at

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Sherbourne Avenue. An overall significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within the existing urban area Hednesford and is within relatively close proximity of that town centre. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

The site has been identified by the Council as currently being in employment use. The site currently allows for a number of existing manufacturing/storage properties. As such providing residential development at this location may result in the loss of an existing employment site and a significant negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Hednesford but it is outside of the town centre which is to the north west. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C323: Virage Point, Green Lane, Cannock

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SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

This site is approximately 940m from the Stowe Pool and Walk Mill Clay Pit SSSI which to the south west, where development could have potential adverse effect on this site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to designated sites provides an indication of the potential for an adverse effect but uncertainty exists as appropriate mitigation may contribute to avoiding any effects.

The site also lies within the 15km radius around Cannock Chase where residential development (as part of mixed use development) is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--/+

Justification

The site is located on Walsall Road which leads directly to the A5 within 250m to the south. An AQMA has been declared along the A5 and residential development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. The site is located adjacent to the 'A34' road meaning it may be adversely affected by noise pollution. The site is located on brownfield land and as such development at this location would result in the use

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of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality. Overall, a mixed effect (minor positive/significant negative) is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land and there is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.1ha and would accommodate 12 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however

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these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the UR28 LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops (including those on North Street and Walsall Street), providing a range of routes and services. The site is not located, however, within 1km of the nearest railway station. These sustainable transport links may help to promote modal shift in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 12 new residential dwellings. As such considering that this site would provide a number of new homes to meet local need and is likely to result in the provision of affordable housing (as residential sites of 10 homes or more are expected to make affordable housing provision) a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within approximately 205m from Bridgetown Primary School. There is also are a number of primary and secondary schools in Cannock which are likely to be accessible by bus. Therefore, an uncertain minor positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is not within 600m from a GP surgery or hospital. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes several areas of semi-natural greenspace, institutional greenspace, amenity greenspace and a playground. Several PROWs are found in close proximity to the site. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site’s location within close proximity of Bridgtown (a Local Centre) is likely to encourage access of residents to community services and facilities. It is recognised that the level of service provision at this location is likely to be more limited than that available at town centres in the plan area. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

The site is currently in use as an office. The development of this land could adversely affect the regeneration of the local economy. As such, a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C342: Land at West Cannock Farm (south west of Brindley Heath Road), Hednesford

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Cannock Chase SAC lies directly adjacent to the site's north west and north east boundaries. Therefore, a minor negative but uncertain effect is identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Furnace Coppice Biodiversity Alert Site lies approximately 700m east of the site and Beaudesert Gold Course, Rawnsley Hills Site of Biological Importance lies approximately 540m to the south east of the site. Therefore, a significant negative effect is identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic, so a negligible effect is likely for air quality. The site is also not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which has not previously been developed. The Agricultural Land Classification has identified the land as being predominantly non-agricultural with a small pocket of urban land to the far east of the site. A minor negative effect is likely on soils. The site lies entirely within Source Protection Zone 3 so there is potential for detrimental impacts on local water quality and so a minor negative effect is identified. This however is uncertain as the effect on water quality from development of this site is unknown at this stage.

Overall an uncertain minor negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size (1,100 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within Cannock Chase National Landscape and so development of this site could have potential significant negative effects on the landscape. The site is located within SH02 which is classified as Sandstone Hills and Heaths in the Landscape Character Assessment for Cannock Chase District. The assessment notes that inappropriate development should not occur in the highly visible landscapes. The Assessment classes this land character as being of moderate sensitivity to development and so a minor negative effect is likely on this SA objective. The minor negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

Overall an uncertain significant negative effect is expected on this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is mainly located on greenfield land and therefore a negligible effect is likely on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

There are over 20 bus stops within 350m of the site. The bus stops located to the south and west of the site on Broadhurst Green and Bradbury Lane are served every 15 minutes whereas the bus stops located on Rugeley Road are served every 30 minutes. A cycle path passes approximately 85m east of the site, and Hednesford railway station lies approximately 995m south of the site. A significant positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 1,100 and therefore a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

This site is expected to provide 1,100 homes and so it is likely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. A significant positive effect is therefore likely on the SA objective, although this is uncertain until specific proposals are brought forward. Pye Green Academy (a Primary School) is located approximately 560m south of the site, but there are no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

Overall an uncertain significant positive effect is likely on this SA objective.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of

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development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. Cannock Chase National Landscape which is classified as unrestricted semi natural open space lies directly adjacent to the site’s north, north west and south west boundaries. Cotswold Road public sports ground lies amongst this designation approximately 35m south west of the site. A number of housing amenity land areas lie within 600m south east, south and south west of the site, some of which form part of the Green Space Network (2012). Approximately 30m from the south west corner of the site lies a PRow linking

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the site to Cotswold Road, another PRow lies approximately 270m north of the site. A significant positive effect is likely on this SA objective.

This residential site option is likely to deliver more than 100 homes (1,100 dwellings are suggested) and could therefore offer good opportunities to incorporate new open space. A minor positive effect is therefore likely on this SA objective, but this is uncertain until future proposals come forward.

Overall, an uncertain significant positive effect is likely on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located on the northern edge of the urban area of Hednesford and is within relatively close proximity of that town centre. Therefore, a significant positive effect is likely on this SA objective as the potential residents will be within close proximity to a range services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C349: Cromwell House, 1-3B Mill Street, Cannock

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development (is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

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SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land and is relatively small in size. As such, the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite. A minor positive effect is therefore expected on this SA objective.

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the UR26 LCT and is classified as urban. The site is not within close proximity to the Cannock Chase National Landscape. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction.

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Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of several bus stops including at Cannock Town Centre bus station offering frequent services. The site is also around 500m from Cannock Train Station. A significant positive effect is therefore expected on this SA objective as it gives potential residents the option of using sustainable modes of transport.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 12 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++

Justification

The site is within walking distance (600m) of a number of schools. It is located around 210m from St. Mary’s Catholic Primary School, 520m from Cannock Chase High School and 600m from Sherbrook Primary Special Education School. The site is also 250m from Cannock College to the west. Overall, a significant positive effect is likely. The effect is uncertain given that it will depend in part upon sufficient capacity being present at existing schools to accommodate new pupils.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

The site is located within 600m of Cannock Hospital and The Red Lion Surgery. Therefore, a significant positive effect is expected.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The closest open spaces to the site are Cannock Chase Town Centre civic square, St Luke’s Churchyard and housing amenity land all of which are adjacent to the site. There is also Green Space Network (2012) space surrounding the church and a PRoW 150m south of the site. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Cannock Town Centre and therefore a significant positive effect is likely on this SA objective. Potential residents at the site will be within close proximity to a range of services and facilities.

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SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

The site is currently in use as an office. Therefore, its development could result in loss of existing jobs in the plan area. There is potential that development could have adverse impacts in terms of encouraging the regeneration of the local economy. As such, a significant negative effect is likely in relation to this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that residential development at this site will play a role in enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

This site is located mostly within the character area HUCA 1 - Market Place as identified in the Cannock Historic Character Assessment. This area has been assessed as having high aesthetic value and high historic value.

The site is located within the Cannock Town Centre Conservation Area and a number of Listed Buildings and Scheduled Monuments lie within it, including Grade II* listed Parish Church of St Luke and the churchyard cross within the churchyard. There is likelihood that development could have an adverse impact on these historic assets and their settings. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. The effect will depend in part on the design of any new development which comes forward.

C352: Heath Hayes Football Club, Coppice Colliery Sports Ground, Newlands Lane, Heath Hayes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Newlands a Biodiversity Alert Site is located approximately 185m

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north west of the site, Norton Pools Site of Biological Importance (SBI) lies approximately 445m to the south and the Newlands Brook Fields, Fields and Pool at Newlands Brook SBI lies approximately 450m to the west of the site. The Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 440m east of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 4.3km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

Around half of the site to the west lies within the AQMA over the roundabout that lies in the south east of Heath Hayes that links the B4145 (Hednesford Road), A5190 (Cannock Road) and Wimblebury Road. In addition, the site is also linked to the existing AQMA that extends along the very south of Wimblebury Road and the section of the A5190 that lies to the east of the roundabout which is located approximately 50m north east of the site. A significant negative effect is therefore likely on air quality as development at this location is expected to increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is not adjacent to a motorway or an ‘A’ Road, a negligible effect is identified in relation to noise pollution. In contrast, a minor negative effect is likely for preserving soils as the site lies on greenfield

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land which is mainly classified as non-agricultural land by the Agricultural Land Classification (ALC). A small pocket of urban land is identified in the north west corner of the site. There is likely to be a negligible effect on water quality as the site does not lie within a Source Protection Zone. Overall a significant negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land which has not been developed and is relatively small in size (45 homes are predicted). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing

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development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is predominantly located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. A small section to the north of the site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District.

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Overall a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located mainly on greenfield land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are six bus stops within 350m of the site all which are served every 30 minutes; five are located on Hednesford Road (B1454) and one located on Wimblebury Road. The site is not within 1km of a railway station. A minor positive effect is therefore likely on this SA objective.

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A cycle path is located approximately 45m north of the site on Cannock Road (A5190).

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 45 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no primary or secondary schools within 600m of the site. This site is expected to provide 45 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. Therefore, a minor negative effect is therefore likely in relation to this SA objective, although this is uncertain, as it will depend on the availability of school places for new students.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. The site partially lies within the unrestricted Newlands Lane semi natural open space and Heath Hayes Football Club (private sports ground) which has limited access. Within Newlands Lane lies a public sports ground that lies directly adjacent to the site’s west boundary. In addition, Heath Hayes Park which has unrestricted access is located approximately 90m to the north east of the site. A PRow linking Cannock Road and Hednesford Road lies approximately 175m north of the site and another PRow lies 250m north west of the site and links Newlands Lane with Cannock Road. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRow.

A minor negative effect is also expected on this SA objective as the site includes Newlands Lane and Heath Hayes Football Club (private sports ground) which could be lost due to development. This however, is uncertain as it cannot be known whether these features will be lost, retained or enhanced.

Overall an uncertain mixed effect (significant positive and minor negative) is identified on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south east periphery of Heath Hayes Local Centre and therefore an uncertain minor positive effect is likely on this SA objective as

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potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Heath Hayes Local Centre but it is outside of the three town centre locations identified in the District. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C373: Land at Court Bank Farm, Cannock Wood (Mixed use - residential, employment and other non-residential uses)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Courtbanks Covert, Redmoor Wood Site of Biological Importance (SBI) lies within the site and Gentleshaw Common SSSI lies approximately 80m east of the site. Gentleshaw Grassland Biodiversity Alert Site (BAS) lies

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approximately 210m east of the site and Redmoor Hill (west of) BAS lies approximately 235m south of the site. A significant negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage. The Cannock Chase SAC lies approximately 3.4km to the north west of the site; therefore a minor negative but uncertain effect is also identified because new residential development which may be provided as part of this development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall an uncertain significant negative effect is expected on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic, so a negligible effect is likely for air quality. The site is also not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity. This site is located on greenfield land which has not previously been developed. This land has been classified as Grade 4 quality by the Agricultural Land Classification so a minor negative effect is expected on soils. The majority of the site lies within Source Protection Zone 3 so there is potential for detrimental impacts on local water quality and so a minor negative effect is identified. This however is uncertain as the effect on water quality from development of this site is unknown at this stage. Overall an uncertain minor negative effect is likely on this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land which has not been developed and is large in size (approximately 30ha and capacity for 270 homes). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new mixed development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of mixed use development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located entirely within flood zone 1. However, as the site comprises mostly greenfield land, development at this location may lead to increase amounts of impermeable surfaces and thereby increase flood risk in the area. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located entirely within Cannock Chase National Landscape and so development of this site could have potential significant negative effects on the landscape. Furthermore, the site is located within CF19 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. CF19 has been identified as having a high level of sensitivity to development. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land so it is unlikely that development will provide an opportunity for the re-use of building materials, thus minimising waste production. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are 11 bus stops located within 350m of the site; six are located on Hayfield Hill, four on Cumberledge Hill and one on Ironstone Road and all stops are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively infrequent a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++?

Justification

This site is approximately 30ha in size and is one of the larger sites considered for allocation for development. It would support the delivery of around 270 homes. As such a significant positive effect is likely as sites which allow for 10 homes or more will make affordable housing provision. This however is uncertain as the proportion of residential use and employment use is currently unknown.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no schools within 600m of the site. Therefore, a minor negative effect is likely on this SA objective, although this is uncertain.

The threshold for this provision is around 700 homes in Cannock Chase and this site is not expected to support this type of provision.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of mixed development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

There are no hospitals or GP surgeries within 600m of the site so a minor negative effect is likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRow. Directly adjacent to the north boundary lies Nun’s Well, an unrestricted area of semi natural open space, another unrestricted area of semi natural green space lies approximately 80m to the east of the site and approximately 25m to the west of the site lies an unrestricted green link. A PRow that is accessible from Hayfields Hill another lies directly adjacent to the site’ southern boundary, which could be lost due to development. This however, is uncertain as it cannot be known whether design will lead to the loss, creation or enhancement of such features. It is unknown at this stage what portion of the mixed used development would include new homes. Therefore it is uncertain if this site would allow for opportunities to incorporate areas of open space (sites which include over 100 new homes are expected to provide increased opportunities for the incorporation of new open space). Overall, a mixed significant positive and uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within or at the edge of any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. There are 11 bus stops located within 350m of the site which are served every 60 minutes. These public transport nodes may provide residents and employees with access to services and facilities further afield. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Cannock Wood and not one of three identified town centres in Cannock Chase. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to cause harm to a designated asset (Moated site and bloomery in Courtbanks Convert, Scheduled Monument). The asset lies wholly within the site and there is potential for development to impact upon its setting. A proportional and targeted programme of archaeological works is recommended to be agreed with the County Archaeologist before developing the site. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C375 a and b: Land to the west of Beaudesert Golf Club, off Rugeley Road, Hednesford

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss,

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fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Beaudesert Golf Course, Rawnsley Hills Site of Biological Importance lies directly adjacent to the site’s north east boundary. Furnace Coppice Biodiversity Alert Site lies approximately 350m north of the site. Cannock Chase SAC and SSSI are approximately 555m north west of the site. New residential development which may be provided as part of this development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall a minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic, so a negligible effect is likely for air quality. The site is located directly adjacent the A460 (Rugeley Road) and therefore development at this location is likely to result in noise pollution impacting upon local amenity. This however is uncertain as there is potential for noise to be mitigated through careful design of the site. This site is located on greenfield land which has not previously been developed. The Agricultural Land Classification has identified the land as being predominantly non-agricultural with a small pocket of urban land to the west of the site. A minor negative effect is likely on soils, although the site is primarily being promoted to include a golf course extension, which is therefore likely to change soil structure and content.

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The site lies entirely within Source Protection Zone 3 so there is potential for detrimental impacts on local water quality and so a minor negative effect is identified. This however is uncertain as the effect on water quality from development of this site is unknown at this stage.

Overall an uncertain minor negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is relatively large in size (50 homes are expected). A significant negative effect is likely.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new mixed development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of mixed development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives

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(SA objectives 8 and 5 respectively). Therefore, all mixed use site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is mostly located within Cannock Chase National Landscape and so development of this site could have potential significant negative effects on the landscape. The site is predominantly located within FH01 (Forest Heathlands) (a small portion of the site to the north is located within UR26 which is classified as urban) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a high level of sensitivity to development and as such, a significant negative effect is expected on this SA objective. The significant negative effect is uncertain given that the specific design of the development, which is likely to include a golf course extension which might proceed at this location is unknown at this stage.

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Overall an uncertain significant negative effect is expected on this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is mainly located on greenfield land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are nine bus stops within 350m of the site. The five bus stops located on Rugeley Road are served every 30 minutes whereas the two bus stops Bradbury Lane and two on Station Road are served every 15 minutes. A cycle path passes approximately 120m east of the site. There is no railway station within 1km of the site. A minor positive effect is likely on this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 50 homes and so a significant positive effect is likely as sites which allow for 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no schools within 600m of the site. As such new homes provided which might be provided as part of this mixed use development would not allow for a high level of access to education facilities in the District. A minor negative effect is therefore likely on this SA objective, although this is uncertain

This site is expected to provide 50 homes and so it is unlikely that an onsite primary school would be provided, as the threshold for this provision is around 700 homes in Cannock Chase and that the site is being promoted as a golf course extension.

Appendix E SA matrices for the site options

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of mixed development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS therefore a significant positive effect is considered likely. Cannock Chase National Landscape which is classified as unrestricted semi natural open space lies directly adjacent to the site’s north and east boundaries. Cotswold Road public sports ground lies within this designation and directly west of the site. The Hednesford Hills unrestricted area of semi natural open space lies approximately 65m to the south of the site forms part of the Green Space Network (2012). A PRow lies within the site and extends to the east to Hazelslade

A minor negative effect is also expected on this SA objective as the site includes a PRow and a section of an unrestricted green link which could be lost due to development. This however, is uncertain as it cannot be known whether these features will be lost, retained or enhanced. Overall, a mixed significant positive and uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located at the northern periphery of Hednesford within which one of the District’s town centres is located. Therefore, a significant positive effect is likely on this SA objective as potential residents and users of the site will be within close proximity to a range of services and facilities.

Appendix E SA matrices for the site options

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This is a relatively large site (approximately 20ha). However, the site has been identified for residential use and as such is expected to provide for reduced employment opportunities when compared to sites which provide for employment use only. The site is not currently in employment use and therefore its development for mixed use is not expected to result in the loss of employment opportunities in the District. As such a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of the built environment in the town centre or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C376: Former Cannock Wood Colliery Tip, New Hayes Road, Cannock Wood

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. A large proportion of the site lies within New Hayes Tip Site of Biological Importance (SBI) and in addition, the site’s southern boundary lies directly adjacent to the Prospect Village (disused railway Newhayes Road-Rugeley Road) SBI. The Southern Staffordshire Coalfield Heaths SSSI is

Appendix E SA matrices for the site options

located approximately 1.2km west of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 2.8km north west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic, so a negligible effect is likely for air quality. The site is also not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which has not previously been developed. This land has been classified as non-agricultural quality by the Agricultural Land Classification (ALC) and so a minor negative effect is likely on soils. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality.

Appendix E SA matrices for the site options

Overall a minor negative effect is expected on this SA objective due to the loss of greenfield land which might result as a result of development at this location.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land which has not been developed and is relatively small in size (10 homes are predicted). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under

Appendix E SA matrices for the site options

other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The east boundary of the site lies directly adjacent to Cannock Chase National Landscape and so development of this site could have potential significant negative effects on the landscape. In contrast, the site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.

Overall an uncertain significant effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located mainly on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are three bus stops within 350m of the site; one bus stop is located on Sevens Road, a second is located on Ironstone Road and the third is located on Cumberledge Hill and these stops all are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 10. As such considering that this site would provide a number of new homes to meet local need and is likely to result in the provision of affordable housing (as residential sites of 10 homes or more are expected to make affordable housing provision) a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no primary or secondary schools within 600m of the site. A minor negative effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 10 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. An area of unrestricted open space lies directly adjacent to the east of the site and Prospect Village SBI, which is also an unrestricted area of semi-natural open space, lies approximately 5m south of the site. In addition, Prospect Village Local Park is located approximately 60m to the south of the site and this also contains Prospect Village Local Park Playground which is approximately 120m to the south of the site. A PRow that links Prospect Village with Johns Road lies approximately 350m south west of the site. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRow.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. There are however three bus stops within 350m of the site which are served every 60 minutes. This public transport node may provide residents with access to services and facilities further afield. A minor negative effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C376b: Land at Cannock Wood Tip, off New Hayes Road, Cannock

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. A large proportion of the site lies within New Hayes Tip Site of Biological Importance (SBI) and in addition, the site’s southern boundary lies 180m from the Prospect Village (disused railway Newhayes Road-Rugeley Road) SBI. The Chasewater and Southern Staffordshire Coalfield Heaths SSSI is located approximately 1.2km west of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

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The Cannock Chase SAC lies approximately 2.5km north west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic, so a negligible effect is likely for air quality. The site is also not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which has not previously been developed. This land has been classified as non-agricultural quality by the Agricultural Land Classification (ALC) and so a minor negative effect is likely on soils. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality.

Overall, a minor negative effect is expected on this SA objective due to the loss of greenfield land which might result as a result of development at this location.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land which has not been developed and is relatively large in size (135 homes are predicted). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A significant negative effect is therefore expected on this SA objective.

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new residential development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The east boundary of the site lies directly adjacent to Cannock Chase National Landscape and so development of this site could have potential significant negative effects on the landscape. The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.

Overall, a significant negative effect is likely on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located mainly on greenfield land and therefore a negligible effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

There are no bus stops within 350m of the site; with the nearest being approximately 380m away on Cannock Wood Road and Cumberledge Hill. These stops are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. As such, given the poor public transport options in proximity to the site, a minor negative effect is expected on this SA objective.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	

Justification

This site is likely to provide 135 homes as the site is relatively large in size and so a significant positive effect is likely as sites of 10 homes or more will make affordable housing provision.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no primary or secondary schools within 600m of the site. A minor negative effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 135 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRoWs. An area of semi-natural unrestricted open space lies directly adjacent to the east of the site and Prospect Village SBI, which is also an unrestricted area of semi-natural open space, lies approximately 170m to the south of the site. In addition, Prospect Village Local Park is located approximately 230m to the south of the site and Prospect Village Local Park Playground is approximately 120m to the south of the site. A PRoW and bridleway are located 160m from the north east site boundary, in Cannock Wood. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRoW.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	--

Justification

The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is also not within 350m of a bus stop or 1km of a train station. Therefore, a significant negative effect is expected for this SA objective.

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so the development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. A negligible effect is likely in relation to this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The closest designated heritage asset to the site is Castle Ring Scheduled Monument which is within 590m to the north east. The Cannock Chase District HEA (October 2009) has identified the west of the site as lying within historic environment character zone CHECZ 9, Between Rawsley and Wimblebury. Medium to large scale re-development of this zone is likely to have at least a moderate impact upon the historic character of the zone particularly upon the surviving historic landscape character and the line of the railway. In terms of the Council's work through the Cannock Chase District HEA the area in which the site falls was scored as being of moderate value in terms of heritage assets. The moderate score suggests that development is likely to have an impact upon the historic environment.

Overall, a minor negative effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C399: Land at junction of New Hayes Road and Ironstone Road, Cannock Wood

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site’s south west boundary lies directly adjacent to the Prospect Village (disused railway Newhayes Road-Rugeley Road) SBI and New Hayes Tip Site of Biological Importance (SBI) lies approximately 10m north west of the site. Gentleshaw Common SSSI is located approximately 1.2km west of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 3km north west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic, so a negligible effect is likely for air quality. The site is also not located adjacent to a motorway or ‘A’ road and

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therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which has not previously been developed. This land has been classified as non-agricultural quality by the Agricultural Land Classification (ALC) and so a minor negative effect is likely on soils. The site is not located within a Source Protection Zone, so a negligible effect is identified for water quality.

Overall a minor negative effect is expected on this SA objective due to the loss of greenfield land which might result as a result of development at this location.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land which has not been developed and is relatively small in size (29 homes are predicted). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site entirely lies within Cannock Chase National Landscape and so development of this site could have potential significant negative effects on the landscape. In contrast, the site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.

Overall an uncertain significant effect is likely on this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located mainly on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are five bus stops within 350m of the site; one bus stop is located on Sevens Road, three bus stops on Ironstone Road (including one that lies directly adjacent to the east boundary of the site) and one is located on Cumberledge Hill. These are stops are all served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. As such considering that a number of bus stops are in close proximity of the site but that services provided at these locations are relatively poor a negligible effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 29 and therefore a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no primary or secondary schools within 600m of the site. A minor negative effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

This site is expected to provide 29 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. Prospect Village SBI, which is an unrestricted area of semi-natural open space lies directly adjacent to the south west boundary of the site and another of unrestricted open space lies approximately 10m north of the site. In addition, Prospect Village Local Park lies approximately 100m to the west of the site and this also contains Prospect Village Local Park Playground which is approximately 230m to the south of the site. A PRow that links Prospect Village with Johns Road lies approximately 430m south west of the site. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRow.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within the existing urban area and is not within close proximity to any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. There are however three bus stops within 350m of the site which are served every 60 minutes. This public transport node may provide residents with access to services and facilities further afield. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is outside of the three town centre locations identified. The development of the site would therefore not help to enhance the appearance of

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the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C400: Land at Cumberledge Hill, Cannock Wood (north of Courtbank Farm)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation

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pressure etc. The site is located within close proximity of one biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. Gentleshaw Common SSSI is located to the south east of the site within 485m.

As such, given that the biodiversity site which might be affected by development at this location is an international or national designation between 250m and 1km, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

A section of the Cannock Chase SAC lies approximately 3.5km to the north west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an ‘A’ Road and therefore a negligible effect is identified in relation to noise pollution. The site is located on mostly greenfield land which has been classified as Grade 4 Agricultural Land. As such a minor negative effect is expected in relation to land use. The site is not located within a Source Protection Zone and therefore

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development at this location is unlikely to have an adverse impact on local water quality.

Overall a minor negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

As the site is expected to accommodate 18 new homes it is considered to be relatively small in terms of land use (a threshold of 50 homes has been set in relation to this SA objective). The site is located on greenfield land and therefore a minor negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites

Appendix E SA matrices for the site options

offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land which is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within SF20 (Ancient Settled Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. SF20 has been identified as having a high level of sensitivity to development. The site is also located within the Cannock Chase National Landscape. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the north east at Cumberledge Hill within 55m. Further bus stops are located to the east of the site at Hayfield Hill, the closest being within 150m. The bus service accessible at these locations operates relatively infrequently (once every hour), however. A negligible effect is therefore likely on this SA objective, particularly considering the infrequency of bus services which service areas in close proximity to the site.

There are no existing cycle paths in close proximity to the site.

Appendix E SA matrices for the site options

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 18. A significant positive effect is therefore likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity (600m) of the site. As such a minor negative effect is likely on this SA objective. This negative effect is uncertain dependent upon there being capacity at any schools within the District to accommodate new pupils.

This site is expected to provide 18 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

Appendix E SA matrices for the site options

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. An area of semi-natural open space is located adjacent to the site to the west. A further area of semi-natural open space is located within 400m of the site to the north within Cannock Chase National Landscape. Two areas of housing amenity land are located to the north east of the site within 375m at High Meadow. The closest PRow to the site is located to the east of the site within 155m at Hayfield Hill. A number of additional PRowS are located to the north west of the site within 420m by Holly Hill Road at Cannock Chase National Landscape. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is however located within close proximity (350m) of a number of bus stops at Hayfield Hill and Cumberledge Hill which might provide access to services or facilities further afield. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Hednesford town centre is the closest of these areas but is located to the west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C401: Land adjacent to 18 Cumberledge Hill, Cannock Wood

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of one biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. Gentleshaw Common SSSI is located to the south east of the site within 530m.

As such, given that the biodiversity site which might be affected by development at this location is an international or national designation between 250m and 1km, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

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A section of the Cannock Chase SAC lies approximately 3.4km to the north west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an ‘A’ Road and therefore a negligible effect is identified in relation to noise pollution. The site is located on mostly greenfield land which has been classified as Grade 4 Agricultural Land. As such a minor negative effect is expected in relation to land use. The site is not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse impact on local water quality.

Overall a minor negative effect is likely on this SA objective

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

As the site is expected to accommodate 15 new homes it is considered to be relatively small in terms of land use (a threshold of 50 homes has been set in relation to this SA objective). The site is located on greenfield land and therefore a minor negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land which is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within SF20 (Ancient Settled Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. SF20 has been identified as having a high level of sensitivity to development. The site is also located within the Cannock Chase National Landscape. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

The site is not located within 1km of a train station. Five bus stops are however located within 350m of the site. The closest bus stop to the site is located to the east at Cumberledge Hill within 75m. A further bus stop is located to the south east of the site within 185m at Hayfield Hill. The bus service accessible at these locations operates relatively infrequently (once every hour), however. A negligible effect is therefore likely on this SA objective, particularly considering the infrequency of bus services which service areas in close proximity to the site.

There are no existing cycle paths in close proximity to the site.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 15. A significant positive effect is therefore likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity (600m) of the site. As such a minor negative effect is likely on this SA objective. This negative effect is uncertain dependent upon there being capacity at any schools within the District to accommodate new pupils.

This site is expected to provide 15 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. An area of semi-natural open space is located to the south west of the site at Nun's Well within 15m. A further area of semi-natural open space is located within 285m of the site to the north within Cannock Chase National Landscape. Two areas of housing amenity land are located to the north east of the site within 315m at High Meadow. The closest PRow to the site is located to the south east of the site within 210m at Hayfield Hill. A number of additional PRowS are located to the north west of the site within 170m by Holly Hill Road at Cannock Chase National Landscape. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is however located within close proximity (350m) of five bus stops at Hayfield Hill and Cumberledge Hill which might provide access to services or facilities further afield. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Hednesford town centre is the closest of these areas but is located to the west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C404: Land off Rugeley Road, Cannock Wood

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Gentleshaw Common SSSI is located within 265m of the site to the east. Another SSSI, Chasewater And The Southern Staffordshire Coalfield Heaths is located within 840m of the site to the south east. Courtbanks Covert, Redmoor Wood Site of Biological Interest is located within 120m of the site to the north.

As such, given that the biodiversity sites which might be affected by development at this location are local designations within 250m and international or national designations between 250m and 1km, a minor negative effect is expected on this SA objective. The effect is uncertain given that

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appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

A section of the Cannock Chase SAC lies approximately 3.9km to the north west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an ‘A’ Road and therefore a negligible effect is identified in relation to noise pollution. The site is located on mostly greenfield land which has been classified as Grade 4 Agricultural Land. As such a minor negative effect is expected in relation to land use. The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality.

Overall a minor negative effect is likely on this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on mostly greenfield land and is relatively small in size (30 homes are suggested). A minor negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on mostly greenfield land which is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within CF19 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. CF19 has been identified as having a high level of sensitivity to development. The site is also located within the Cannock Chase National Landscape. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

The site is not located within 1km of a train station. Two bus stops are however located within 350m of the site. The closest bus stop to the site is located to the south east at Hayfield Hill within 260m. The bus service accessible at this location operates relatively infrequently (once every hour), however. A negligible effect is therefore likely on this SA objective, particularly considering the infrequency of bus services which service areas in close proximity to the site.

There are no existing cycle paths in close proximity to the site.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 30 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity (600m) of the site. As such a minor negative effect is likely on this SA objective. This negative effect is uncertain dependent upon there being capacity at any schools within the District to accommodate new pupils.

This site is expected to provide 30 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. An area of semi-natural open space is located to the east of the site within 265m. A further area of semi-natural open space is located to the west of the site within 365m by Sevens Road. Also to the west of the site within 360m a greenlink which connects to Ironstone Road is located. The closest PRow to the site is located adjacent to its southern boundary. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is however located within close proximity (260m) of two bus stops at Hayfield Hill which might provide access to services or facilities further afield. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Hednesford town centre is the closest of these areas but is located to the west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to cause harm to a designated asset (Moated site

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and bloomery in Courtbanks Convert, Scheduled Monument). The site is described as forming part of the setting of the scheduled remains and contributing to its significance. A proportional and targeted programme of archaeological works is recommended to be agreed with the County Archaeologist before developing the site. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C422b Pt2: Block C Beecroft Court, Beecroft Road, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network road. The site is also not located within or directly linked to an AQMA. As this is a brownfield site it is expected that development here is likely to have beneficial effects in terms of encouraging the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

This site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.19ha and would accommodate 10 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and has been assessed as being urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of development on the landscape will depend in part on its design which is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at the bus station, and at Cannock Chase Hospital), providing a range of routes and services. The site is also approximately 750m from Cannock Railway Station. In addition, the site is adjacent a number of sections of the Cannock Chase Cycle Network. to the close proximity of these sustainable transport links may help to encourage modal shift in the area. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 10 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located adjacent to Cannock Chase High School and Sherbrook Primary School. In addition, it is also walking distance from Cardinal Griffin Catholic High School, Cannock Chase College Campus and Cannock Chase Children Centre. Therefore, an uncertain significant positive effect is likely as the effects will depend partly upon the capacity of schools to accept new pupils.

This site is expected to provide 10 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, The Red Lion Surgery and The Colliery Practice. As this site is within walking distance of both a hospital and two GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. It is recognised that some of this open space is in institutional use with restricted access. The close proximity of the site to these features may help to encourage residents to take advantage of opportunities for outdoor leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to promote access to community services and facilities for residents. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

The site is currently in use as an office. Therefore, the development of this site could have adverse impacts in terms of the regeneration of the local economy. As such, a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is located just beyond the town centre boundary of Cannock and therefore it is unlikely that new residential uses at this site will play a substantial role in enhancing the town centre. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C433: Land adjacent to Rugeley Road, Hazelslade

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 800m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. In addition, the site is adjacent to two locally designated biodiversity and geodiversity sites such as Beaudesert Golf Course, Rowsley Hill and Hazelslade Nature Reserve SBIs. Therefore, an

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uncertain minor negative effect is likely in relation to this SA objective as the proximity to designated sites provides an indication of the potential for an adverse effect but uncertainty exists as appropriate mitigation may contribute to avoiding adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

This site is comprised of non-agricultural land and is not located within a Source Protection Zone. The site is also not situated adjacent to the strategic road network or within or directly linked to an AQMA. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is consists of entirely greenfield land. In addition, this is a relatively large site with the expectation to provide 50 new homes. Due to the vast scale of the site it is likely that the adverse impacts could be exacerbated. Therefore, a significant negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development at this location may result in an increase in impermeable surfaces in the District and thereby lead to an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site lies entirely within the Cannock Chase National Landscape and is situated within a Planned Coalfield Farmlands LCT which has been assessed as having a moderate sensitivity rating. Therefore, an uncertain significant negative effect is likely in relation to this SA objective as the exact effect on the surrounding landscape will be dependent in part upon the design of any new developments which is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops and routes in Hazelslade and Rawnsley yet it is in excess of 1km to the nearest railway station. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 50 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site lies adjacent to Hazel Slade Community Primary School. However, the site is not within close proximity of a secondary school. As such, an uncertain minor positive effect is likely. The effect will be dependent in part upon on the capacity of the existing schools for new students.

This site is expected to provide 50 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a number of open green spaces and PROWs, including Hazelslade Nature Reserve Rawnsley Greenlink and Cannock Chase National Landscape which will likely encourage access to outdoor spaces for leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is on the settlement edge of the towns of Hednesford and Cannock and is within walking distance of a number of bus routes, likely to increase accessibility to community facilities and services. Therefore, a significant positive effect is expected in relation to this SA objective.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C467: Land at Ironstone Road, Burntwood/Wimblebury

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 350m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI and 750m of Gentleshaw Common SSSI. In addition, the site is adjacent to two locally designated biodiversity and geodiversity sites such as Sevens Road SBI and Redmoor Hill BAS. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to designated sites provides an indication of the potential for an adverse effect but uncertainty exists as appropriate mitigation may contribute to avoiding adverse effects.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

This site consists of greenfield land which has been identified as being Grade 4 agricultural land. It lies just outside the Source Protection Zone. In addition, it is not situated on the strategic road network or within or directly linked to an AQMA. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site consists of entirely greenfield land. In addition, this is relatively small site with the expectation that it will provide 40 new homes. Due to the scale of the site it is likely that the adverse impacts could be kept to a minimum. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development at this location has the potential to lead to an increase in impermeable surfaces in the District and may thereby result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site lies adjacent to the southern boundary of the Cannock Chase National Landscape and is situated within Planned the Coalfield Farmlands LCT which is has been assessed as being of moderate sensitivity. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. Precise effects on the landscape will depend in part on the design of developments.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is in excess 350m to a bus stop and 1km to the nearest railway station. The site does not provide immediate access to a cycle path. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 40 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

The site lies excess of walking distance (600m) to the nearest primary or secondary school. As such, an uncertain minor negative effect is likely as the effects depend on the capacity of the existing schools for new students.

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This site is expected to provide 40 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a number of open green spaces and PROWs. This includes several areas of semi-natural green space, sport pitches and a green link which are provide residents with opportunities for leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--

Justification

The site's location is relatively rural and is not within close proximity of existing transport such as bus routes, which could otherwise help to increase accessibility to community facilities and services. Therefore, a significant negative effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C469: A Dunford and Son, Brindley Heath Road, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site lies approximately 430m from the Chasewater and Southern Staffordshire Coalfield Heaths SSSI. It also lies within the 15km radius around Cannock Chase where residential development (is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to internationally designated sites provides an indication of potential adverse effects but uncertainty exists as appropriate mitigation measures may avoid some adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is within Source Protection Zone 3, is not adjacent to the strategic road network and does not lie within or link directly to an AQMA. The site also comprises brownfield land in its entirety. As such it is not expected for development to have any adverse effects on soils in the District. Therefore, an overall a mixed minor positive and uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

This site consists of brownfield land. This is a relatively small site with potential to provide approximately 15 new residential dwellings, and therefore the positive effect expected in relation to this SA objective is minor.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation

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on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1. In addition, as this is a brownfield site it is likely that development will not substantially increase impermeable surfaces leading to a greater risk of flooding. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

This site lies approximately 160m to the west of the Cannock Chase National Landscape, at its closest point. This location therefore has the potential to result in adverse impacts on the existing character of the protected landscape of the National Landscape. Therefore, an uncertain significant negative effect is likely

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in relation to this SA objective as the exact effect of the landscape depend mainly on the specific design of new developments.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as an efficient use of land in the District and would present an opportunity to limit waste production. An uncertain minor positive effect is therefore expected on this SA objective. The uncertainty arises from the limitation of waste production being dependent upon specific proposals for the site.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops many of which operate along Station Road and Bradbury Lane to the south and south west of the site. These bus stops will support access to services and facilities within the District and further afield. Additionally, the site is located within 1km of Hednesford railway station and is in close proximity to a cycle path. Therefore, a significant positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 15 and so a significant positive effect is likely. Residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

The site is located over 600m from any existing educational facility. The closest facility is located approximately 750m from the site at West Hill Primary School. Therefore, an uncertain minor negative effect is expected. Given the site is expected to provide 15 homes, it is unlikely that new primary provision would be provided on site.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. The closest existing facility is located approximately 840m to the south on Market Street. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a number of outdoor open spaces identified in the Green Space Network (2012), the closest being a green link accessible from Rugeley Road that connects to an area of semi-natural open space within Hednesford. Another green link is located in Pye Green, to the west of the site. In addition, there are several areas of housing amenity land within 600m of the site, with the nearest being adjacent to the eastern boundary.

There are also several PRowS within 600m of the site, located within the Green Space Network to the south east of the site. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within the existing urban area of Hednesford and is within closest proximity of that town centre. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not in employment use. The provision of new homes is unlikely to contribute greatly to the regeneration of the local economy. A negligible effect is therefore expected in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site is not located close to any heritage assets. The closest is Grade II Listed Hednesford War Memorial and Gates which is around 800m to the south east. An area of existing residential development and the A460 lies between the

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site and this heritage asset. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C488: Land west of Pye Green Road, Hednesford Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site lies approximately 930m from the Cannock Chase SAC and SSSI. Consequently, it also lies within the 15km radius around Cannock Chase where residential development (as part of mixed use development) is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to internationally designated sites provides an indication of potential adverse effects but uncertainty exists as appropriate mitigation measures may avoid some adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is not within a Source Protection Zone, is not adjacent to the strategic road network and does not lie within or link directly to an AQMA. However, the site is identified as comprising greenfield land entirety of the site is classified as Grade 3 agricultural land. As the site is on greenfield land classed as Grade 3 agricultural land, it is expected that development may have adverse effects on soils in the District. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. Uncertainty is attached to the effect as it is unclear whether the agricultural land is classed as Grade 3a or 3b.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

This site consists of greenfield land. As this is a large site with potential to provide approximately 80 new residential dwellings, the loss of greenfield land may be significant. A significant negative effect is therefore likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within flood zone 1. In addition, as this is a greenfield site it is likely that development will lead to the increase of impermeable surfaces and a greater risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

This site lies approximately 165m to the east of the Cannock Chase National Landscape, at its closest point. This location therefore has the potential to result in adverse impacts on the existing character of the protected landscape of the National Landscape. In addition, it is situated within Sandstone Hills & Heaths LCT, where the landscape character is of moderate sensitivity. Therefore, an uncertain significant negative effect is likely in relation to this SA objective as the exact effect of the landscape depend mainly on the specific design of new developments.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops many of which operate along Pye Green Road at the site's eastern boundary. These bus stops provide access to a range of routes and services. However, the site is located over 1km from Hednesford railway station. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 80 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within approximately 580m from Staffordshire University Academy and about 540m from Pye Green Academy (a primary school). It is

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also adjacent to Poppyfield Primary Academy. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

This site is expected to provide 80 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a number of outdoor open spaces identified in the Green Space Network (2012), the closest being a green link accessible via Pye Green Road connecting to an area of semi-natural open space within Pyegreen Valley. Another green link is located along Rosehill to the north-east of the site. In addition, there are several areas of housing amenity land within 600m of the site, and a large area of semi-natural open space approximately 165m to the west of the site.

A PRoW is within 600m of the site, located within the semi-natural open space within Pyegreen Valley to the east of the site. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++

Justification

The site is located on the north western settlement edge of Hednesford. It is also located within closest proximity of Chadsmoor local centre which is likely to provide access to some existing services and facilities. The site is also within 350m of several bus stops. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not in employment use. The provision of new homes is unlikely to contribute greatly to the regeneration of the local economy. A negligible effect is therefore expected in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role

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in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C489: Land at Newlands Lane, Heath Hayes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of one biodiversity or geodiversity site which may be adversely impacted upon as a result of

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development that might take place at this location. Hawk's Green Nature Reserve (and dismantled railway SBI is located to the north of the site within 20m. As such, given that the biodiversity site which might be affected by development at this location is a local designation, a minor negative effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The site is located within 4.2km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is identified on this SA objective because new gypsy and traveller sites within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site’s north boundary is located directly adjacent to the A5190 (Cannock Road). As the site is adjacent to the A5190 development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the design and layout of sites and so an uncertainty is attached to this adverse effect.

This site is located on greenfield land which is classed as Grade 3 agricultural land. The site is, however, not located within a Source Protection Zone. Due to the potential loss of Grade 3 agricultural land an overall significant negative effect is expected on this SA objective. Given that it is not known if the land is Grade 3a or 3b quality, the overall effect is uncertain.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land. This is a relatively large site and is expected to provide 130 homes. As such there would be fewer opportunities for development at this location to make use of existing materials or buildings which might already be onsite at brownfield sites. A significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new Gypsy and Traveller sites on this SA objective will depend to some extent on their design, for example whether they incorporate renewable energy generation on site or include SuDS. The location of Gypsy and Traveller sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all Gypsy and Traveller site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is outside of flood zones 2 and 3. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF23 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

Appendix E SA matrices for the site options

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site would not be as efficient a use of land in the District as the re-development of brownfield land. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located within close proximity of a number of sustainable transport nodes which may encourage residents to make use of non-car based modes of transport. Two bus stops are located at the northern boundary of the site on Lichfield Road. Two further bus stops are located on Heath Way to the north east of the site within 315m and 330m respectively. These bus stops are however located on routes which only provide services every 60 minutes. Two further bus stops which provide access to services every 30 minutes are located within 350m of the site to the north on Hayes Way. The site is not located within close proximity of a cycle path. As such a minor positive effect is expected on this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 130 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity of the site. As such a minor negative effect is likely on this SA objective. This negative effect is uncertain dependent upon there being capacity at any schools within the District to accommodate new pupils. The site is not expected to deliver housing capacity which would support new onsite educational facilities.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of residential sites allocated through the Local Plan. A negligible effect is therefore expected in relation to crime.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity of any existing healthcare facilities and therefore a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity of a number of open spaces which might be used by residents to partake of an increased number of leisure and recreational opportunities. An area of land identified in the Green Space Network (2012) (containing Mill Green and Hawks Green LNR) is located to the north of the site within 15m. A green link is located within 40m of the site to the north east. The site also contains land which has been identified as being semi-

Appendix E SA matrices for the site options

natural greenspace, however. Development at this location may therefore result in the loss of potential recreational and leisure uses dependent upon the design of any proposal which might come forward. As such a mixed effect (significant positive /uncertain minor negative) is likely on this SA objective. As the site is expected to provide more than 100 new homes there could be opportunities to incorporate new open space onsite.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the southern periphery of Hawks Green District Centre. As such this area may provide some level of access to nearby community services and facilities. It is recognised that the level of access to services and facilities at the local centre is likely to be reduced compared to the level of access at the town centres in the plan area. An uncertain minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. It is unlikely that development of the site for housing will contribute greatly towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C498: 23 Walsall Road, Cannock, WS11 5BU

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?/+

Justification

The site is located along the A34 and links directly to the AQMA which has been declared at the A5 to the south 970m. As such, development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the A34, development at this location could

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result in noise pollution affecting new residents and users of the site. It may be possible however, to mitigate effects through the design and layout of sites.

This site is located on mostly brownfield land which has been cleared after development and could therefore have a minor positive effect on conserving soil. The site is not located within a Source Protection Zone.

As such an overall mixed effect (minor positive/significant negative) effect is expected on this SA objective. The significant negative effect is uncertain dependent upon whether it is possible to mitigate the effect of noise pollution on local amenity.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (12 homes are expected) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops providing a range of routes and services, including a bus stop directly adjacent the site on the A34 which has services every 15 minutes. The site is also approximately 340m from Cannock Railway Station to the east. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 12 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located 350m from Cannock Chase College and is also within walking distance of Cannock Youth Centre and St Mary’s Catholic Primary School. However, the site is not within close proximity of a secondary school. As such, an uncertain minor positive effect is likely. The effect will be dependent in part upon on the capacity of the existing schools for new students.

This site is expected to provide 12 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of both the Cannock Chase Hospital and the Colliery Practice. As this site is within walking distance of both a hospital and a GP, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park and Mill Green Nature Park. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unlikely that development for residential uses only at this site will impact upon the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that residential development at this site will play a role in

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enhancing the town centre by contributing to footfall within the centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a minor impact on designated assets (Parish Church of St Luke, 8 and 8a Mill Street, and 10 Mill Street) and minor impact on the Cannock Town Centre Conservation Area. However, retention of current screening and restriction of building height are recommended to minimise harm. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C504/CE73: Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development (as part of mixed use development) is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.78ha and would accommodate 40 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development.

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However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at the bus station and at Hatherton Road), providing a range of routes and services. The site is also approximately 575m from Cannock Railway Station. In addition, it is in close proximity to sections of the Cannock Chase Cycle Network. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 40 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located 115m from Cannock Chase College and is also within walking distance of St Mary’s Catholic Primary School, Sherbrook Primary School and Cannock Chase High. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners, The Red Lion Surgery and The Colliery Practice. As this site is within walking distance of both a hospital and three GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, St Lukes Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. The mixed use development at this location could also support access to additional services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. It is unlikely that development of the site for housing will contribute greatly towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that mixed development at this site will play a role in enhancing the town centre. New residential development could increase footfall in the area and the new retail uses could act to complement the existing town centre uses at this location. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a moderate impact on a designated asset (Church of St Luke) and the Cannock Town Centre Conservation Area. Setting back of buildings from Church Street and Ringway and the gradation of building heights are recommended to mitigate harm. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C505: Park Road Bus Station, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development (as part of mixed use development) is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.11ha and would accommodate 15 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++?

Justification

The site is within 350m of a number of bus stops (including those at the bus station and Hatherton Road), providing a range of routes and services. However, those at the bus station may be lost to development of the site. The site is also approximately 760m from Cannock Railway Station. In addition, it is in close proximity to sections of the Cannock Chase Cycle Network. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective. The effect is uncertain depend on whether or the bus stops currently provided at the bus station are required to be reprovided as part of development.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 15 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located opposite Cannock Chase College and is also within walking distance of St Luke's Primary School, St Mary's Catholic Primary School, Sherbrook Primary School and Cannock Chase High. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at

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night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners, The Red Lion Surgery and The Colliery Practice. As this site is within walking distance of both a hospital and three GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, St Lukes Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++

Justification

The site's location within the town centre of Cannock is likely to encourage access for residents to the range of community services and facilities at this location. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. It is unlikely that development of the site for housing will contribute greatly towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that mixed development at this site will play a role in enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a moderate impact on two designated assets (Congregational Chapel and Manse Immediately South of Congregational Chapel) and the Cannock Town Centre Conservation Area. Setting back of buildings from Stafford Road and planting used to mirror that on the western side of the road is recommended to mitigate harm. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C506/CE40: Beecroft Road Car Park, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development (as part of mixed use development) is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.68ha and would accommodate 35 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development.

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However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++?

Justification

The site is within 350m of a number of bus stops (including those at the bus station and at Hatherton Road), providing a range of routes and services. The site is also approximately 615m from Cannock Railway Station. In addition, it is in close proximity to sections of the Cannock Chase Cycle Network. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 35 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located 130m from Cannock Chase College and is also within walking distance of St Mary’s Catholic Primary School, Sherbrook Primary School and Cannock Chase Children's Centre, Cannock Chase High. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

Appendix E SA matrices for the site options

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners, The Red Lion Surgery and The Colliery Practice. As this site is within walking distance of both a hospital and three GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, St Lukes Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

Appendix E SA matrices for the site options

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. It is unlikely that development of the site for housing will contribute greatly towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that residential development at this site will play a role in enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C507: Danilo Road Car Park, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.19ha and would accommodate 20 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development.

Appendix E SA matrices for the site options

However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at the bus station and at Hatherton Road), providing a range of routes and services. The site is also approximately 825m from Cannock Railway Station. In addition, it is in close proximity to sections of the Cannock Chase Cycle Network. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 20 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located 110m from Cannock Chase College and is also within walking distance of St Luke's Primary School, St Mary's Catholic Primary School, Sherbrook Primary School and Cannock Chase High. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners, and The Red Lion Surgery. As this site is within walking distance of both a hospital and two GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, St Luke's Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access for residents to community services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. It is unlikely that development of the site for housing will contribute greatly towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that residential development at this site will play a role in enhancing the town centre. The development of new homes could increase

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footfall within the town centre to support its viability. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a low or very low impact on two designated assets (Council House, and 79 High Green) and the Cannock Town Centre Conservation Area. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C508: Backcrofts Car Park, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally

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designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.26ha and would accommodate 20 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at the bus station and at Hatherton Road), providing a range of routes and services. The site is also approximately 585m from Cannock Railway Station. In addition, it is in close proximity to sections of the Cannock Chase Cycle Network. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 20 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located 184m from St Mary's Catholic Primary School and is also within walking distance of Cannock Chase College and Cannock Chase High. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners, The Red Lion Surgery and The Colliery Practice. As this site is within walking distance of both a hospital and three GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, St Lukes Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. The provision of new homes within the town centre could support its viability by increasing footfall to the area. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. It is unlikely that development of the site for housing will contribute greatly towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that residential development at this site will play a role in enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C509: Park Road Offices, Cannock

Appendix E SA matrices for the site options

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.19ha and would accommodate 25 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at the bus station and at Hatherton Road), providing a range of routes and services. The site is also just under 1km from Cannock Railway Station. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 25 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located 70m from Cannock Chase College and is also within walking distance of St Luke's Primary School, St Mary's Catholic Primary School, Sherbrook Primary School Cardinal Griffin Catholic High School, and Cannock Chase High. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate

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lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners, The Red Lion Surgery and The Colliery Practice. As this site is within walking distance of both a hospital and three GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, Cannock Gold Course, St Lukes Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the

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SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. It is unlikely that development of the site for housing will contribute greatly towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that residential development at this site will play a role in enhancing the town centre. The provision of new homes within the town centre could support its viability by increasing footfall to the area. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a low impact or a very low impact on two designated assets (Congregational Chapel and Manse Immediately South of Congregational Chapel) and the Cannock Town Centre Conservation Area. It is also recommended that development on the site is set back from the street and building height stepped up as it moves away from the street to mitigate harm. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C510: Police Station Car Park, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.19ha and would accommodate 25 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at the bus station and at Hatherton Road), providing a range of routes and services. The site is also approximately 720m from Cannock Railway Station. In addition, it is in close proximity to sections of the Cannock Chase Cycle Network. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 25 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located 190m from Cannock Chase College and is also within walking distance of St Luke's Primary School, and St Mary's Catholic Primary School. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at

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night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners, and The Red Lion Surgery. As this site is within walking distance of both a hospital and two GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, St Lukes Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. It is unlikely that development of the site for housing will contribute greatly towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that residential development at this site will play a role in enhancing the town centre. The provision of new homes within the town centre could support its viability by increasing footfall to the area. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C511a Part of CE46: Avon Road/Hallcourt Lane, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the

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preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.37ha and would accommodate 40 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at the bus station and at Hatherton Road), providing a range of routes and services. The site is also approximately 450m from Cannock Railway Station. In addition, it is in close proximity to sections of the Cannock Chase Cycle Network. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 40 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located opposite St Mary’s Catholic Primary School and is within walking distance of Cannock Chase College. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at

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night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners and The Colliery Practice. As this site is within walking distance of both a hospital and two GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, St Lukes Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. The delivery of new homes at this location is unlikely to have a substantial effect on economic growth in the plan area. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that mixed use development at this site will play a role in enhancing the town centre. The provision of new homes within the town centre could support its viability by increasing footfall to the area. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a low impact on three designated assets (Church of St Luke, Wayside Cross in St Luke’s Churchyard, and Railings and gates at south side of St Luke’s Churchyard) and the Cannock Town Centre Conservation Area. It is recommended that development on the site is set back from the street and building height stepped up as it moves away from the street to mitigate harm. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C511b Part of CE46: Land at the Corner of Avon Road and Hunter Road, Cannock

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SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it would accommodate 18 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at the bus station and at Hatherton Road), providing a range of routes and services. The site is also approximately 450m from Cannock Railway Station. In addition, it is in close proximity to sections of the Cannock Chase Cycle Network. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 18 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located opposite St Mary’s Catholic Primary School and is within walking distance of Cannock Chase College. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at

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night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners and The Colliery Practice. As this site is within walking distance of both a hospital and two GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, St Lukes Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. The delivery of new homes at this location is unlikely to have a substantial effect on economic growth in the plan area. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock. The provision of new homes within the town centre could support its viability by increasing footfall to the area. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site forms part of a the larger site C511 which has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a low impact on three designated assets (Church of St Luke, Wayside Cross in St Luke’s Churchyard, and Railings and gates at south side of St Luke’s Churchyard) and the Cannock Town Centre Conservation Area. It is recommended that development within the larger C511 site is set back from the street and building height stepped up as it moves away from the street to mitigate harm. As such, adopting a precautionary approach, a minor negative effect is recorded for site C511b in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C521: 243, Hill Street, Hednesford, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located approximately 120m to the south of Hednesford Brickworks Site of Biological Importance and therefore, this designation could be affected by development. The site is also lies within 3.3km of the Cannock Chase SAC. New residential development within 15km of the SAC could contribute to increased recreation pressure at this designation. Therefore an overall minor negative but uncertain effect is identified on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not located close to an AQMA. Therefore, a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an 'A'

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Road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality. Overall, a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located entirely on brownfield land and is small in size (potential for 13 new dwellings). Therefore, a minor positive effect is likely as development of the site would result in efficient use of previously developed land.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites

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offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located outside of flood zone 3 and flood zone 2, and it is brownfield land. Therefore, a negligible is expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+

Justification

The site is located mostly on brownfield land and as such the development of this site is seen as an efficient use of land in the District. As the site is relatively small in size the potential to reuse materials and buildings may be more limited than compared to a larger brownfield site. A minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops including those along Hednesford Road, Hill Street and Hayes Way. The closest bus stop is located 50m to the west of the site on Hill Street. In addition, a section of the Cannock Chase cycle Network is adjacent to the site. A minor positive effect is therefore expected on this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 13 and so a significant positive effect is likely.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a number of education facilities. Five Ways Primary School is located across the road from the site, whilst Gorsemoor Primary School is located within 450m to the south-west of the site. However, the site is not within close proximity to a secondary school. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within approximately 380m of Heath Hayes & Chase Medical Centre to the south east. The site is not located within 600m of a hospital. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) and several PRowWs, with the closest PRowW starting on Langholm Drive, about 180m from the site. Open spaces includes several areas of semi-natural greenspace and amenity greenspace. In addition, there are a number of green links within 600m of the site, including Hednesford Football Club, a playground and semi-natural greenspaces. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located within close proximity of Heath Hayes Local Centre. An uncertain minor positive effect is therefore likely on this SA objective given that new residents may be provided with a good level of access to existing community services and facilities at this location.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Heath Hayes and therefore is not within any of the identified town centre locations of Cannock Chase, the closest of which is Hednesford to the north west. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

NE1: Land off Norton Green Lane, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The nearest biodiversity asset to the site is the School Lane Site of Biological Importance that lies approximately 240m south of the site. Further afield, the School Lane Wood Biodiversity Alert Site (BAS) lies approximately 560m south of the site. The Cannock Chase SAC lies approximately 6.5km to the north of the site; therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is linked to the AQMA that extends along Watling Street that lies approximately 245m to the south of the site, so a significant negative effect is expected on air quality. The M6 Toll motorway lies approximately 125m south of the site and so a minor negative effect is expected in relation to noise pollution, although this is uncertain as it may be possible to mitigate out noise through the design and layout of the site. The site is entirely greenfield land, but is considered to be Non Agricultural Land so a minor negative effect is likely on soils. The site is not within a Source Protection Zone so a negligible effect is likely on water quality. Overall a minor negative effect is likely on this SA objective with the uncertainty relating to potential noise pollution.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located entirely on greenfield land and is relatively small in size (20 homes are suggested). A minor negative effect is likely as there is little opportunity to re-use any materials that already exist on site.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. It is likely that development on greenfield land will lead to an increase in impermeable surface in the District and as such a greater flood risk. Therefore, a minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF24 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are two bus stops within 350m of the site, but their frequency of service is unknown; two on Norton Green Lane. There is no railway station within 1km of the site so a minor positive effect is likely on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 20 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no primary and secondary schools within 600m of the site. This site is expected to provide 20 homes and so it is unlikely that an onsite primary school would be provided, as the threshold for this provision in Cannock Chase is around 700 homes. Therefore, an uncertain minor negative effect is likely in

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relation to this SA objective, as it depends on the capacity of existing schools for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

There are no hospitals or GP Surgeries within 600m of the site and therefore a minor negative effect is likely on this SA objective.

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SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PROWs. Church Road Park and Church Road Green housing amenity land are classified as unrestricted and form part of the Green Space Network (2012) and lie approximately 450m and approximately 475m respectively north of the site. In addition, a PROW lies approximately 255m to the east of the site. Therefore, a significant positive effect is likely on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south western periphery of Norton Canes, which is identified in the Local Plan (Part 1) as a Local Centre, so an uncertain minor positive effect is likely on this SA objective as the potential residents will be within close proximity to some services and facilities.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within Cannock, Rugeley or Hednesford town centres so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N3b: Land at Burntwood Road and Norton East Road, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. A section of the Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located within 20m to the north east of the site. Southacres Farm Site of Biological Importance is located adjacent to the site to the south. The heathland north of Burntwood Road Norton Canes has also been designated as a Site of Biological Importance and is to the west of the site within 120m.

As such, given that one of the biodiversity sites which might be affected by development at this location is national or international designations, a

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significant negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The site is located within 5.2km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site is located along Burntwood Road which leads to the A5190 to the north east within 375m and is thereby linked to the AQMA that extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic, so a significant negative effect is identified for air quality. The site is not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on greenfield land which has not previously been developed. This land has been classified mostly as non-agricultural land. The site is not

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located within a Source Protection Zone and therefore development at this location is unlikely to impact adversely on local water quality.

As such an overall significant negative effect is expected on this SA objective due particularly to the potential for development at this location to increase the volume of traffic which might have to pass through the AQMA.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land and is relatively small in size (17 homes are suggested). A minor negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites

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offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP22 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located more than 1km from the nearest railway station. A number of bus stops are located in close proximity (350m) to the site. The closest bus stop is located at Burntwood Road to the south west of the site within 90m. Bus services are accessible once every 30 minutes at both of this bus stop. The site is not located within 1km from the nearest railway station or within close proximity of an existing cycle path. As such a minor positive effect is expected on this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 17. As such considering that this site would provide a number of new homes to meet local need and is likely to result in the provision of affordable housing (as residential sites of 10 homes or more are expected to make affordable housing provision) a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within 440m of Norton Canes High School which is to the south west. The site is not located within 600m of a primary school. A minor positive effect is therefore expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 10 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. Areas of unrestricted semi-natural open space are accessible to the north of the site within 15m and to the south within 220m respectively. A further area of semi-natural open space at Norton East Road has been identified in the Green Space Network (2012) and is to the south west of the site within 460m. The closest PRow is also located to the south of the site within 205m by Norton East Road. A significant positive effect is therefore expected on this SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the north eastern edge of Norton Canes within which a Local Centre is located. This area may provide a good level of access to nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Cannock town centre is the closest of these areas but is located more than 4km to the west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site is not located within close proximity of any identified heritage assets. It also does not lie within any of the historic environment character zones as identified in the Cannock Chase District HEA (October 2009) or within any of the historic urban character areas as identified in the Staffordshire Extensive Urban Survey [See reference 2]

As such development at this location is unlikely to have adverse effects on any heritage assets and a negligible effect has been recorded for this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

N13a: Land at Norton Hall Lane and Butts Lane, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The nearest biodiversity asset to the site is the Cannock Extension Canal SAC lies approximately 875m to the south west of the site, School Lane Wood Biodiversity Alert Site (BAS) lies approximately 390m south east of the site. Overall a minor negative effect is likely on this SA objective,

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however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 6.4km to the north of the site; therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is linked via Norton Hall Lane to the AQMA that extends along the A5 (Watling Street) that lies approximately 105m to the south of the site, so a significant negative effect is expected on air quality as a result of potential increases in local traffic. The M6 Toll motorway lies approximately 25m south of the site and so a minor negative effect is expected in relation to noise pollution, although this is uncertain as it may be possible to mitigate out noise through the design and layout of the site. The site is located on greenfield land. The southern section of the site is classed as Grade 3 Agricultural Land (it is unknown at this whether this land is Grade 3a or 3b Agricultural Land) and the north section is considered to be Non Agricultural Land so an uncertain significant negative effect is likely on soils. The site is not within a Source Protection Zone so a negligible effect is likely on water quality.

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Overall an uncertain significant negative effect is likely on this SA objective with the uncertainty relating to potential noise pollution and whether the soil is classified as Grade 3a or 3b.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size (120 homes are suggested). A significant negative effect is likely as there will be little opportunity to re-use any materials that already exist on site.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of residential development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of residential development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all residential site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land which is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF24 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are ten bus stops within 350m of the site, but their frequency of service is unknown; four on Norton Green Lane, two on Church road, two on Chapel Street and two on Walsall Road. There is no railway station within 1km of the site so a minor positive effect is likely on this SA objective. A cycle route runs along the west boundary of the site.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 120 and so a significant positive effect is likely as sites which allow for 11 homes will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Jerome Community Primary School is located approximately 320m north of the site, but there are no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places. This site is expected to provide 120 homes and so it is unlikely that an onsite primary school places would be provided, as the threshold for this provision in Cannock Chase is around 700 homes. This site is expected to be part of a wider scheme as it lies adjacent to N13 where 450 dwellings are planned.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new residential development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

There are no hospitals or GP Surgeries within 600m of the site. As such new residents at the site would not be provided with good access to existing healthcare services in the District. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS which might be used by new residents at this location. Church Road Park housing amenity land and Church Road Green housing amenity land are classified as unrestricted. These areas of land form part of the Green Space Network (2012) and lie approximately 125m and approximately 65m respectively north of the site. A PRow lies approximately 360m to the north west of the site by Chapel Street where it is located within green link land. Another PRow lies approximately 130m to the south of the site. A significant positive effect is therefore likely on this SA objective.

The site has also been identified as providing some open space as part of its allocation for development. This onsite provision is expected to amplify the significant positive effect identified in relation to access to the existing open spaces located in close proximity of the site.

This housing site is likely to provide more than 100 homes (120 homes are planned) and so an uncertain minor positive effect is also expected as there may be opportunities to incorporate open space at the site. It is unknown whether new open space would be provided until proposals for the site come forward.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south western edge of Norton Canes, which is identified in the Local Plan (Part 1) as a Local Centre, so an uncertain minor

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positive effect is likely on this SA objective as the potential residents will be within close proximity to some services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within Cannock, Rugeley or Hednesford town centres so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a non-designated asset (Moated site). Intrusive activities have the potential to impact this asset and reduce its significance. A proportional and targeted programme of archaeological works should be agreed with the County Archaeologist before developing the site to mitigate harm. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

N13b: Land off Norton Hall Lane, Norton Canes

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located is more than 1km from nationally designated biodiversity or geodiversity sites, the closest of which is the Chasewater and The Southern Staffordshire Coalfield Heaths SSSI approximately 1.7km northeast of the site, and over 250m from a locally designated site. However, the site is within the 15km buffer associated with the Cannock Chase SAC within with residential development could result in increased recreational pressures on this designation.

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As such, an uncertain minor negative effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to achieve mitigation and promote habitat connectivity.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site lies in close proximity to the AQMA declared along the A5 Watling Street. It is expected that development of the site could contribute to additional traffic within this designation to the detriment of air quality and a significant negative effect is likely. The site’s proximity to the M6 toll road could result in a minor negative effect with regard to noise pollution, however this is recorded as uncertain to reflect the potential for mitigation through the design and layout of the site.

This site is located on greenfield land, classified at Grade 3 agricultural quality. A significant negative effect is therefore likely on soils. This is recorded as uncertain owing as the specific grade, either 3a or 3b is currently unknown. The site is not within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect in relation to water quality.

Overall, an uncertain significant negative effect is expected on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land and is relatively large in size (55 homes are suggested). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A significant negative effect is therefore expected.

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF24 (Coalfield Farmlands) of the Cannock LCP as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. The site is not located within 1km of the Cannock Chase National Landscape.

Overall, a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-?

Justification

The site is not located within 350m of a bus stop, nor is the site within 1km of a train station. However, the site does benefit from being within 80m of a cycle path along Norton Hall Lane. As such, and overall uncertain minor negative effect is expected on this SA objective.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 55. As such considering that this site would provide a number of new homes to meet local need and is likely to result in the provision of affordable housing (as residential sites of 10 homes or more are expected to make affordable housing provision) a significant positive effect is expected on this SA objective.

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SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

The site is located within 790m of the Jerome Community Primary School which is to the north. Additionally, the nearest further education facility, Norton Canes High School, is located within approximately 1.8km to the north. As such, an uncertain minor negative effect is expected on this SA objective.

This site is expected to provide 55 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the site options on this SA objective will be negligible .

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SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located approximately 475m south of the nearest area of Green Space and circa 315m from the nearest PRow to the north of the site starting at St.James' Churchyard. As the site is within 600m of these features a significant positive effect is expected on this SA objective. Additionally, as the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?

Justification

The site is located on the south western edge of Norton Canes, which is identified in the Local Plan (Part 1) as containing a Local Centre, so an uncertain minor positive effect is likely on this SA objective as residents will be within close proximity to some services and facilities..

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall, a negligible effect is expected on this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site forms part of the larger site N13 that was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N14: Land adjacent to Norton Canes High School, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located within 140m to the

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north east of the site. Norton Pools Site of Biological Importance is located partially within the boundaries of the site.

As such, given that one of the biodiversity sites which might be affected by development at this location is national or international designations, a significant negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The site is located within 4.4km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is not adjacent to a motorway or an ‘A’ Road and therefore a negligible effect is identified in relation to noise pollution. A minor negative effect however is likely for preserving soils as the site lies on greenfield land which is classified as Non Agricultural land. There is likely to be a negligible effect on water quality as the site does not lie within a Source Protection Zone.

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Overall a minor negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land and is relatively small in size (65 homes are suggested). A minor negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located more than 1km from the nearest railway station. A number of bus stops are located in close proximity (350m) to the site however. The closest bus stop is located at Hednesford Road to the west within 135m. To the south east within 280m another bus stop is located on Burntwood Road. Bus services are accessible once every 30 minutes at both of these bus stops. As such a minor positive effect is expected on this SA objective.

The site is not located within close proximity of an existing cycle path.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 65 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located adjacent to Norton Canes High School which is to the south east. Norton Canes Community Primary School is located within 315m of the site also to the south east. A significant positive effect is therefore expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 65 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. An area of open space identified in the Green Space Network (2012) is adjacent to the site to the west. An area of unrestricted semi-natural open space is accessible within 160m to the north. The closest PRow is located to the east by Burntwood Road. A significant positive effect is therefore expected on this SA objective.

This positive effect is expected to be combined with an uncertain minor negative effect given that an area of semi-natural open space is within its boundaries. The use of this area for leisure or recreation may be lost dependent upon the design of the scheme. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the northern edge of Norton Canes which contains a Local Centre. This area may provide a good level of access to some community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Cannock town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N15: Land at Washbrook Lane, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The nearest biodiversity asset to the site is the Washbrook lane Biodiversity Alert Site (BAS) which lies approximately 60m north of the site. Overall a minor negative effect is likely on this SA objective, however, this is

Appendix E SA matrices for the site options

uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 6km to the north of the site; therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is not adjacent to a motorway or an ‘A’ Road and therefore a negligible effect is identified in relation to noise pollution. A minor negative effect however is likely for preserving soils as the site lies on greenfield land which is mainly classified as Non Agricultural land. It is noted that a small area of the site to the west is classified as Grade 3 agricultural land. There is likely to be a negligible effect on water quality as the site does not lie within a Source Protection Zone.

Overall a minor negative effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size (75 homes are suggested). A significant negative effect is likely as there will be little opportunity to re-use any materials that already exist on site.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of residential development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of residential development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all residential site options will have negligible effects on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land which is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF24 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

Appendix E SA matrices for the site options

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are six bus stops within 350m of the site, but their frequency of service is unknown; two on Norton Green Lane and four on Chapel Street. There is no railway station within 1km of the site so a minor positive effect is likely on this SA objective. There are no cycle routes in close proximity to the site.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 75 and so a significant positive effect is likely as sites which allow for 10 homes will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Jerome Community Primary School is located approximately 220m north east of the site, but there are no secondary schools within 600m of the site. A minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places. This site is expected to provide 75 homes and so it is unlikely that an onsite primary school places would be provided, as the threshold for this provision in Cannock Chase is around 700 homes.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new residential development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

There are no hospitals or GP Surgeries within 600m of the site. As such new residents at the site would not be provided with good access to existing healthcare services in the District. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS which might be used by new residents at this location. Church Road Park housing amenity land and Church Road Green housing amenity land are classified as unrestricted. These areas of land form part of the Green Space Network (2012) and lie approximately 85m and approximately 70m respectively east of the site. A PRow lies approximately 50m to the north of the site by Washbrook Lane where it is located within green link land. A significant positive effect is therefore likely on this SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south western edge of Norton Canes, which contains as a Local Centre. An uncertain minor positive effect is therefore likely on this SA objective as potential residents will be within close proximity to some services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within Cannock, Rugeley or Hednesford town centres so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a non-designated asset (Common Bridge Pottery Kiln). The asset lies wholly within the site and any intrusive activities have the potential to impact this asset and reduce its significance. A proportional and targeted programme of archaeological works should be agreed with the County Archaeologist before developing the site to mitigate harm. As

Appendix E SA matrices for the site options

such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

N18: Lime Lane/Watling Street, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is adjacent to the eastern boundary of Cannock Extension Canal SSSI and SAC. The School Lane (meadow east of) SBI is also approximately 150m west of the site. Therefore, an uncertain significant negative effect is likely in relation to this SA objective as the proximity to designated sites provides an indication of the potential for an adverse effect but uncertainty exists as appropriate mitigation may contribute to avoiding adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is located directly adjacent to the A5 to the north which has been declared as an AQMA along the A5 (Watling Street). Development at this location may therefore increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the A5 development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the design and layout of the site.

Most of the site is located on greenfield land which is identified as Grade 3 Agricultural Land and as such development at this location would result in the use of land which has not previously been developed. A significant negative effect is expected in terms of land use. This negative effect is uncertain given that it is unclear where this land is Grade 3a or 3b Agricultural Land. The site is not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on mostly greenfield land and is quite large in size (76 homes are suggested). A significant negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

Appendix E SA matrices for the site options

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on mostly greenfield land but is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP22 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on mostly greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is located more than 1km from the nearest railway station. No bus stops are located within 350m of the site and an existing cycle path does not pass within its boundaries. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 76 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity (600m) of the site. As such a minor negative effect is likely on this SA objective. This negative effect is uncertain dependent upon there being capacity at any schools within the District to accommodate new pupils.

This site is expected to provide 76 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A greenlink is adjacent to the site to the west. A private sports ground is located within 20m of the site to the west at Yates Sports and Social Club. A number of PRowS are located approximately 200m to the south of the site across Wyrley Common. Overall a significant positive effect is expected on this SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	--

Justification

The site is not located within any of the centres as identified in the hierarchy in the Local Plan (Part 1) through Policy CP11. It is separated from the settlement

Appendix E SA matrices for the site options

of Norton Canes by the A5 and M6. It is also not located in close proximity to any public transport links which might provide access to services and facilities further afield. A significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within Cannock, Rugeley or Hednesford town centres so a negligible effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a non-designated asset (Conduit Colliery Basin (Cannock Extension Canal)). The asset is located wholly within the site. However, the site does not make a contribution to the asset’s significance. It is recommended that the basin is preserved by leaving woodland undeveloped, connecting it to the site by a recreational footpath/cycle route and interpreted to mitigate harm. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

N20: Land at South of Long Lane, Norton Canes (Adjacent to Spinney Close)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located within 870m of the site to the east.

As such, given that the biodiversity site which might be affected by development at this location is an international or national designation which is between 250m and 1km from the site, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 5.8km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is not adjacent to a motorway or an ‘A’ Road and therefore a negligible effect is identified in relation to noise pollution. A significant negative effect however is likely for preserving soils as the site lies on greenfield land which is classified as Grade 3 Agricultural Land. This negative effect is uncertain given that it is unclear whether this land is Grade 3a or 3b Agricultural Land. There is likely to be a negligible effect on water quality as the site does not lie within a Source Protection Zone.

Overall an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land and is quite large in size (65 homes are suggested). A significant negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF23 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. A minor negative effect is expected on this SA objective. The negative effect is uncertain given that the specific design of the development which would proceed at this location is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the south east within 180m on Chapel Street. A bus stop on Hednesford Road is located to the east of the site within 240m. The bus services accessible at the stop on Hednesford Road operate once every 30 minutes. A minor positive effect is therefore likely on this SA objective. The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 65 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within 115m of the Jerome Community Primary School which is to the south. Norton Canes Community Primary School is located within 455m of the site to the north east. As both education facilities which are located in close proximity of the site serve only younger pupils a minor positive effect is expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 65 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

Appendix E SA matrices for the site options

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located adjacent to the site to the west. A PRowS is contained within this open space. An area of amenity housing land is located adjacent to the site to the north east by Chasewater Way. A further area of green link land is located within 325m to the east of the site. Part of this area of land is within the Green Space Network (2012). A significant positive effect is likely on this SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite

Appendix E SA matrices for the site options

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?

Justification

The site is located at the western edge of Norton Canes which has been identified as a Local Centre. This area may provide a good level of access to some nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Cannock town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N24: Land at north of Long Lane, Norton Canes (Adjacent to Norton Terrace)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located within 885m of the site to the east.

As such, given that the biodiversity site which might be affected by development at this location is an international or national designation which is between 250m and 1km from the site, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 5.3km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is not adjacent to a motorway or an ‘A’ Road and therefore a negligible effect is identified in relation to noise pollution. A significant negative effect however is likely for preserving soils as the site lies on greenfield land which is classified as Grade 3 Agricultural Land. This negative effect is uncertain given that it is unclear whether this land is Grade 3a or 3b Agricultural Land. There is likely to be a negligible effect on water quality as the site does not lie within a Source Protection Zone.

Overall an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land and is quite large in size (145 homes are suggested). A significant negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF23 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. A minor negative effect is expected on this SA objective. The negative effect is uncertain given that the specific design of the development which would proceed at this location is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the east within 220m on Hednesford Road. The bus services accessible at this stop operate once every 30 minutes. A minor positive effect is therefore likely on this SA objective. The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 145 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within 425m of the Jerome Community Primary School which is to the south. Norton Canes High School is located within 430m of the site to the north east. Norton Canes Community Primary School is located within 445m of the site to the east. A significant positive effect is therefore expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 145 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located adjacent to the site to the west. A PRowS is contained within this open space. A further area of green link land is located within 340m to the east of the site. Part of this area of land is within the Green Space Network (2012). A significant positive effect is likely on this SA objective. As the site is expected to provide over 100 new homes it could provide opportunities to incorporate new open space onsite.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the north eastern edge of Norton Canes which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Cannock town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help

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to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a non-designated asset (historic field boundaries). The post-medieval field boundaries lie wholly within the site, however, these are of low significance. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

N33: Land to the north of no.2 Hednesford Road, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Norton Pools Site of Biological Interest is located approximately 50m of to the site to the north east and Long Lane, Biological Alert Site, is located 120m west of the site designation. Furthermore, Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located within 450m of the site. As such, given that the biodiversity site which is located within 250m of the site is a local designation, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure. The Cannock Chase SAC lies approximately 5.4km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site is located on the B4154, which leads directly into the AQMA on the A5 Watling Street as well as the AQMA declared in Walsall. It is likely that a large

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development at this site will encourage greater traffic into the AQMA during construction and operation. The greenfield land at this site is classified as non-agricultural land and the site lies outside the Source Protection Zone. Overall a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land and is relatively large in size (175 homes are suggested). A significant negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are

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within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located entirely within flood zone 1. The site is however located on greenfield land. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF23 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. A minor negative effect is expected on this SA objective. The negative effect is uncertain given that the specific design of the development which would proceed at this location is unknown at this stage.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the north within 15m on Hednesford Road. The bus services accessible at this stop operate once every 30 minutes. Therefore, a minor positive effect is likely on this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 175 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

Norton Canes High School is located within 200m of the site to the east of the site. In addition, Norton Canes Community Primary School is located within 290m of the site to the south east. This site is expected to provide 175 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. Therefore, an uncertain significant positive effect is expected in relation to this SA objective as it will depend on the availability of school places for new students.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. The Norton Canes green link is located within 125m of the site to the east and part of this open space is in the Green Space network (2012). Chasewater Way housing amenity land is located within 230m to the south west. Further green link land is located to the west of the site within 350m and a PRow runs through this open space. In addition, as this site provides in excess of 100 dwellings there is potential that development will incorporate open space into design. Therefore, an uncertain significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the northern edge of Norton Canes which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Cannock town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a non-designated asset (Farm buildings at

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Norton Lodge Farm). It is stated that development across the part of the site not occupied by the asset in question would result in moderate loss of significance. It is recommended that the buildings are restored and reused and the agricultural land in the north-east corner of the site is used as amenity space to mitigate harm. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

N49: Land at Norton Canes between the A5 and M6 Toll

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. A Site of Biological Interest is located adjacent to the site at the south of A5 which includes an area of the rough grassland. Watling Street Site of Biological Interest is located within 40m of the site to the south west.

As such, given then the biodiversity sites which might be affected by development at this location are local designations, a minor negative effect is

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expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The site is located within 7.3km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site is located directly adjacent to the A5 to the south. AQMA No.2 has been declared along the A5 (Watling Street), and the site’s eastern boundary lies approximately 30m from the Walsall AQMA. Development at this location may therefore increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the A5 development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the design and layout of the site.

This site is located on mostly greenfield land which is classed as mostly Grade 4 agricultural land. The site is, however, not located within a Source Protection Zone.

As such an overall significant negative effect is expected on this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on mostly greenfield land and is quite large in size (530 homes are suggested). A significant negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on mostly greenfield land but is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP22 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on mostly greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is located more than 1km from the nearest railway station. No bus stops are located within 350m of the site and an existing cycle path does not pass within its boundaries. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 530 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity (600m) of the site. As such a minor negative effect is likely on this SA objective. This negative effect is uncertain dependent upon there being capacity at any schools within the District to accommodate new pupils.

This site is expected to provide 530 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A greenlink is adjacent to the site to the east. A semi-natural open space is located within 35m of the site to the south east at Wyrley Common. A number of PRow are located to the south of the site on the opposite side of Watling Street. Overall a significant positive effect is expected on this SA objective.

This housing site is likely to provide more than 100 homes (530 homes are planned) and so an uncertain minor positive effect is also expected as there may be opportunities to incorporate open space at the site. It is unknown whether new open space would be provided until proposals for the site come forward.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	--

Justification

The site is not located within any of the centres as identified in the hierarchy in the Local Plan (Part 1) through Policy CP11. It is also not located in close proximity to any public transport links which might provide access to services and facilities further afield. A significant negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Cannock town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a non-designated asset (85 Albutts Road). The asset in question is wholly contained within the site which is part of

its rural setting and contributes to its significance. A buffer, screening and rerouting of vehicular access is recommended to mitigate harm. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

N51: Land between Greyhound Stadium and M6 Toll, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or

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geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within 180m of Chasewater And The Southern Staffordshire Coalfield Heaths SSSI which is to the east. Brownhills Road Biodiversity Alert Site is adjacent to the site to the east. Commonside Disused Railway Biodiversity Alert Site is adjacent to the site to the west.

As such, given that one of the biodiversity sites which might be affected by development at this location is a national or international designation, a significant negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The site is located within 7.1km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The south east corner of the site is directly linked to the Walsall AQMA so a significant negative effect is expected on air quality as development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. The site is also located adjacent to the M6 Toll motorway which is

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to the south. As such there is potential for development at this location to be adversely impacted upon in terms of noise pollution. The minor negative effect expected in terms of noise pollution is uncertain given that it may be possible for mitigation. The site is located on greenfield land which is mostly identified as non-agricultural land and as such development at this location would result in the use of land which has not previously been developed meaning a minor negative effect is expected in terms of land use. The site is not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality. Overall, a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land and is quite large in size (approximately 140 homes are suggested). A significant negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land and as such its development would increase the area of impermeable surfaces in the District. The site is located outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP22 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield sites. A negligible effect is expected on this SA objective given that there are likely to be reduced opportunities to re-use existing materials onsite which might help to minimise local waste production.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located more than 1km from the nearest railway station. Two bus stops are located adjacent to the site to the east on Brownhills Road. Bus services accessible at this bus stop operate once every 30 minutes. As such a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 140 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity (600m) of the site. This site is expected to provide 140 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is

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around 700 homes in Cannock Chase. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as it is dependent upon capacity at existing schools to accommodate new pupils.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

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SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. Norton Canes green link is located adjacent to the west of the site. An area of semi-natural open space is located adjacent to the green link further to the west; however access to this area has been identified as being limited. Further semi-natural open space is accessible within 60m of the site to the east. The closest area of current housing amenity land is located to the north west of the site within 410m by Knights Court (a new play area/amenity land is under construction approximately 200m to north of site). The footpath along the shore of the Chasewater waterbody is located within 180m of the site to the east. In addition, this housing site option is likely to provide more than 100 homes (140 homes are planned) and so an uncertain minor positive effect is also expected as there may be opportunities to incorporate open space at the site. Overall, an uncertain significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the south eastern periphery of Norton Canes (particularly when considering the urban edge at this location will be extended by other sites currently under construction- site N29) which has been identified as a Local

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Centre. This area may provide a good level of access to nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Cannock town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N52: Land north of Norton Hall Lane, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a biodiversity site which may be adversely impacted upon as a result of development that might take place at this location. Washbrook Lane Biodiversity Alert Site is located adjacent to the site to the west.

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As such, given that the biodiversity site which might be affected by development at this location is a local designation, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 5.9km to the north of the site, therefore a minor negative but uncertain effect is identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site is located along Washbrook Lane which leads to the A5 within 135m to the south. An AQMA has been declared along the A5. As such residential development at this location may have a significant negative effect on air quality due to local increases in traffic volume. As the site is not adjacent to a motorway or an ‘A’ Road a negligible effect is identified in relation to noise pollution. The most of the site is located on greenfield land which is mostly identified as Grade 3 Agricultural Land and as such development at this location would result in the use of land which has not previously been developed. A significant negative effect is expected in terms of land use. This negative effect is uncertain given that it is unclear where this land is Grade 3a or 3b Agricultural Land. The site is not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a significant negative is expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on mostly greenfield land and is quite large in size (approximately 570 homes are suggested). A significant negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land and as such its development would increase the area of impermeable surfaces in the District. The site is located outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF24 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

Appendix E SA matrices for the site options

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on mostly greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield sites. A negligible effect is expected on this SA objective given that there are likely to be reduced opportunities to re-use existing materials onsite which might help to minimise local waste production.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops. The closest bus stop is located on Church Road which is to the east within 160m. North Green Lane provides access to a bus stop within 210m of the site to the east. A bus stop is accessible on Chapel Street also to the east of the site within 350m. An minor positive effect is therefore expected on this SA objective.

A cycle path is accessible at the southern boundary of the site at Norton Hall Lane.

Appendix E SA matrices for the site options

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 570 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Jerome Community Primary School is located within 350m of the site to the north east. A minor positive effect is therefore expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 570 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

Appendix E SA matrices for the site options

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. St James the Great Churchyard is located adjacent to the site to the east. An area of semi-natural green space is located adjacent to the site to the west. The housing amenity land at Church Road Green is the closest area of land which is in the Green Space Network (2012) and is located within 150m of the site to the east. A significant positive effect is expected on this SA objective given that the site would provide nearby access to a number of open spaces and a PRow.

This housing site is likely to provide more than 100 homes (570 homes are planned) and so an uncertain minor positive effect is also expected as there may be opportunities to incorporate open space at the site. It is unknown whether new open space would be provided until proposals for the site come forward.

This significant positive effect is expected to be combined with an uncertain minor negative effect. The site contains a PRow and land within a green link and as such development at this location may impact adversely upon access to open spaces for leisure and recreation dependent upon the design of the scheme.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the south western edge of Norton Canes which has been identified as a Local Centre. This area may provide a good level of access to

Appendix E SA matrices for the site options

nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Cannock town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a moderate impact on the significance of a designated asset (Church of St James). The site contributes considerably to the asset’s significance. It is recommended that woodland, screening and an existing footpath is retained, alongside a lost footpath to the north of the church reinstated to mitigate harm. Overall, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

N59: Land north of Washbrook Lane, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or

Appendix E SA matrices for the site options

geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located adjacent to Washbrook Lane Biodiversity Alert Site which is to the south. Stoke's Lane Biodiversity Alert Site is located to the north of the site within 80m. A minor negative effect is therefore identified on this SA objective, this however is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage. In addition it may be possible to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 5.7km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site is located along Washbrook Lane which leads to the A5 within 135m to the south. An AQMA has been declared along the A5. As such residential development at this location may have a significant negative effect on air quality due to local increases in traffic volume. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution. The site is located on greenfield land which is identified as Grade 4 Agricultural Land and as such development at this location would result in the use of land which has not previously been developed meaning a minor negative

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effect is expected in terms of land use. The site is not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality

Overall, a significant negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land and is quite large in size (approximately 95 homes are suggested). A significant negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites

Appendix E SA matrices for the site options

offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land and as such its development would increase the area of impermeable surfaces in the District. The site is located outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF23 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. A minor negative effect is expected on this SA objective. The negative effect is uncertain given that the specific design of the development which would proceed at this location is unknown at this stage.

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The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield sites. A negligible effect is expected on this SA objective given that there are likely to be reduced opportunities to re-use existing materials onsite which might help to minimise local waste production.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops. The closest bus stop is located on Church Road which is to the south within 275m. A bus stop is accessible on Chapel Street to the south east of the site within 290m. An minor positive effect is therefore expected on this SA objective.

The site is not located within close proximity of a cycle path.

Appendix E SA matrices for the site options

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 95 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Jerome Community Primary School is located within 265m to the east. A minor positive effect is therefore expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 95 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

Appendix E SA matrices for the site options

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A PRow and green link area are adjacent to the site to the north. An area of semi-natural green space is located within 310m of the site to the west by Washbrook Lane. St James the Great Churchyard is located to the south west of the site within 395m. The land within Castlecroft / Badgers Lane green link is the closest area of land which is in Green Space network (2012) and is located 230m to the south west. A significant positive effect is expected on this SA objective given that the site would provide nearby access to a number of open spaces and a PRow.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the western edge of Norton Canes which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Cannock town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N63: Land at Commonside, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site lies approximately 200m from the Commonside Disused Railway Biodiversity Alert Site (BAS). In addition, Cannock Extension Canal SSSI and SAC is less than 400m from the site and Chasewater and the Southern Staffordshire Coalfield Heath SSSI in neighbouring district Lichfield is approximately 800m from this site designation. Therefore, an uncertain significant negative is likely in relation to this SA objective as appropriate development could play a role in minimising any adverse impacts.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site lies between the A5 and the M6 Toll Motorway, where potential residential development is likely to be impacted by noise and air pollution from high volumes of traffic. The site does not lie within the Source Protection Zone and it is not within or directly linked to an AQMA, despite its close proximity on the A5. In addition, the site consists of Grade 3 agricultural land. Therefore, uncertainty is attached to the significant negative effect expected in relation to this SA objective as it is unclear if this land is Grade 3a or 3b.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site consists entirely of greenfield land and is relatively large in size as it is expected to provide in excess of 100 new homes. So therefore, a significant negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development may lead to an increase in impermeable surfaces in the District and thereby may result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site lies within Planned Coalfield Farmland CP22 LCT which is has been assessed as having moderate sensitivity. It is located further than 1km from the Cannock Chase National Landscape. Therefore, an uncertain minor negative effect has been identified in relation to this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

This site is within approximately 700m of Brownhills West railway station which provides access to limited services. The site is located roughly 550m from a number of bus stops on Brownhills Road. Therefore, a minor positive effect is likely in relation to this SA objective as the site is accessible by sustainable transport links.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

This residential site is expected to provide 100 new homes therefore a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

The site is in excess of 600m to any existing schools in the District. Therefore, an uncertain minor negative effect is likely as it depends whether existing schools in the District have capacity to accommodate new students.

This site is expected to provide 100 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site designation is within 600m of a number of green open spaces, including some identified in the Green Space Network (2012) and a PROW. It is likely that a residential development within proximity to outdoor spaces will encourage their use for leisure and recreation. Therefore, a significant positive effect is expected in relation to this SA objective. Given that the site is expected to provide 100 new homes it could support the incorporation of new open space onsite, although this is uncertain.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is on the settlement edge of Norton Canes local centre and is within walking distance of a number of bus routes, likely to increase accessibility to

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community facilities and services. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely impact a non-designated asset (85 Albutts Road (Black and White)). The asset is wholly contained within the site which is part of its agricultural setting and contributes to its significance. A buffer, screening and rerouting of vehicular access is recommended to mitigate harm. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

N64: Land east of Long Lane, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 800m of Chasewater and the

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Southern Staffordshire Coalfield Heaths SSSI. In addition, the site is within 250m of a number of local biodiversity and geodiversity sites including Washbrook Lane and Stoke’s Lane BAS and Newlands Brook Woodland and Fields SBIs. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to designated sites provides an indication of the potential for an adverse effect but uncertainty exists as appropriate mitigation may avoid adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site does not lie within or connect directly to an AQMA It also does not lie adjacent to the strategic road network nor does it fall within a Source Protection Zone. The site consists of Grade 3 agricultural land. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. The effect is uncertain given that it is unknown if the land is Grade 3a or 3b agricultural land.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site consists of entirely greenfield land and due to the vast size of the potential residential site (100 dwellings) the scale of the impacts will likely be

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greater than that of a smaller development site. Therefore, a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development at this location may lead to an increase in impermeable surfaces in the District and thereby may result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site lies within Coalfield Farmland CF23 LCT which is assessed as moderate sensitivity and the site is not within 1km of the Cannock Chase National Landscape. Therefore, an uncertain minor negative effect has been identified in relation to this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops and routes in Heath Hayes and Norton Canes yet it is in excess of 1km to the nearest railway station. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 100 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within walking distance (within 600m) of Jerome Community Primary School, Norton Canes Primary School and Norton Canes High School. Therefore, an uncertain significant positive effect is likely as the effects depend on the capacity of the existing schools for new students.

This site is expected to provide 100 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site lies within 600m of a number of open green spaces and a PROW which passes the western boundary of the site, which will likely ensure easy access between the residential development and outdoor space for leisure and recreation. In addition, as the site provides 100 new homes there is potential for the incorporation of green space on site although is uncertain. Therefore, an uncertain significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is on the settlement edge of Norton Canes local centre and is within walking distance of a number of bus routes, likely to increase accessibility to

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community facilities and services. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the towns of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N65: Land west of Long Lane, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 900m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. In addition, the site is within 250m of a number of local biodiversity and geodiversity designations including Washbrook Lane and Stoke’s Lane BAS’ and Newlands Brook Woodland and Fields SBIs. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to designated sites provides an indication of

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the potential of adverse effects but uncertainty exists as appropriate mitigation measures may avoid adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site designation is located on Washbrook Lane which links directly to the AQMA declared at the A5. Access to the site may also be provided via Stoke’s Lane from Hednesford Road to the east and this route is covered in part by AQMA 3. As such there is potential for traffic associated with the development to exacerbate existing air quality issues within these AQMAs. In addition, the site is comprises Grade 3 and 4 agricultural land. The site is not within a Source Protection Zone. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. The effect is uncertain given that it is unknown if the land is Grade 3a or 3b classified.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site consists of entirely greenfield land and due to its large size (the site would provide 500 dwellings) the scale of the impacts will lead to a significant

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loss of greenfield land. Therefore, a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development at this location may lead to an increase in impermeable surfaces in the District and thereby may result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site lies within Coalfield Farmland CF23 LCT which is assessed as having moderate sensitivity. The site is further than 1km from the Cannock Chase National Landscape. Therefore, an uncertain minor negative effect has been identified in relation to this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops and routes in Heath Hayes and Norton Canes yet it is in excess of 1km to the nearest railway station. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 500 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is approximately 100m from Jerome Community Primary School and is just in excess of 600m from Norton Canes Primary School and High School. Therefore, an uncertain minor positive effect is likely as the effects depend on the capacity of existing schools for new students.

This site is expected to provide 500 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site lies within 600m of a number of open green spaces and is bounded by several PROWs, which will likely ensure easy access between the residential development and outdoor space for leisure and recreation. In addition, as the site provides more than 100 new homes there is potential for the incorporation of green space on site. However, due to development at this site it may lead to the loss of existing green space and outdoor recreation space. Therefore, a mixed uncertain significant positive and minor negative effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is on the settlement edge of Norton Canes local centre and is within walking distance of a number of bus routes, likely to increase accessibility to community facilities and services. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the towns of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing

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town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N66: Parcel of Land to north of Norton Hall Lane, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 500m of Washbrook Lane BAS, a

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locally designated biodiversity site. Furthermore, this site is located within 15km of the Cannock Chase SAC, where development within this radius could lead to increased recreational pressures on the SAC site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to designated sites provides an indication of the potential for an adverse effect but uncertainty exists as appropriate mitigation measure in design may avoid adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is located along North Hall Lane which leads to the A5 within 400m to the south west. An AQMA has been declared along the A5. As such residential development at this location may have a significant negative effect on air quality due to local increases in traffic volume. The site also lies just north of the M6 Toll Motorway, where the residential site is likely to be impacted by noise and air pollution as a result of high volume of traffic. However, the site does not lie within a Source Protection Zone. The site is classified as Grade 3 agricultural land. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. The effect is uncertain given that it is unknown whether the land is Grade 3a or 3b classified.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site consists entirely of greenfield land. Yet as the site is relatively small in size, providing 20 new dwellings, it is unlikely the adverse impacts of development on this site would overly significant. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development at this location may lead to an increase in impermeable surfaces in the District and thereby result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site lies within Coalfield Farmland CF24 LCT which is assessed as having moderate sensitivity. In addition, the site lies outside of 1km from the Cannock Chase National Landscape. Therefore, an uncertain minor negative effect has been identified in relation to this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of

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brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-?

Justification

This site boundary lies on the Cannock Chase Cycle Network but is not within 350m of a bus stop. There is no railway station within 1km of this site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the effects depend on whether the cycle route can be used for the purpose of commuting and day-to-day journeys.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The residential site is expected to provide 20 new dwellings. Therefore, a significant positive effect is expected in relation to this SA objective.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

The site is in excess of 600m to any existing schools in the District. Therefore, an uncertain minor negative effect is likely as it also depends on existing school’s capacity to accommodate new students.

This site is expected to provide 20 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is within 600m of a number of open green spaces and PROWs. This includes Church Road Park and a number of open spaces identified in the Green Space Network (2012). The close proximity of these features is likely to encourage their use for leisure and recreation. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is on the settlement edge of Norton Canes local centre and is within walking distance of a number of bus routes, likely to increase accessibility to community facilities and services. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role

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in enhancing town centres within the District. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N67: 272 Hednesford Road, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 550m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. In addition, the site is between

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250m and 1km of a number of local biodiversity and geodiversity sites including Long Lane BAS and Norton Pools and Burntwood Road SBIs. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to designated sites provides an indication of the potential for an adverse effect but uncertainty exists as appropriate mitigation may contribute to avoiding adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site designation is situated on Hednesford Road which is situated within the AQMA at the A5190 and B4154 roundabout. Residential development at this location may exacerbate existing air quality issues within the AQMA. The site is not located directly adjacent to a motorway or an A-road and therefore new residents are unlikely to be affected by noise pollution. In addition, the site lies on land which has been identified as being non-agricultural land. Overall a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site consists of entirely greenfield land. Yet as the site is relatively small in size, providing 13 new dwellings, it is unlikely the adverse impact of development on this site would be significant. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development at this location may lead to an increase in impermeable surfaces in the District and thereby result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site lies within UR25 LCT which is assessed as urban and the site also lies outside of 1km from the Cannock Chase National Landscape. Therefore, an uncertain negligible effect has been identified in relation to this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit

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waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops and routes in Heath Hayes and Norton Canes. It is not close to a railway station. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 13 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is approximately 200m from both Norton Canes Primary School and Norton Canes High School. Therefore, an uncertain significant positive effect is likely as the effects depend on the capacity of the existing schools for new students.

This site is expected to provide 13 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a number of open green spaces, including an outdoors sports ground, which will likely encourage access to outdoor spaces for leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is on the settlement edge of Norton Canes local centre and is within walking distance of a number of bus routes, likely to increase accessibility to community facilities and services. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the towns of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N67b: Amendment to 272 Hednesford Road, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 550m of Chasewater and the Southern Staffordshire Coalfield Heaths SSSI. In addition, the site is between 250m and 1km of a number of local biodiversity and geodiversity sites including Long Lane BAS and Norton Pools and Burntwood Road SBIs. The site is also located within the 15km buffer associated with the Cannock Chase SAC within which there is potential for increased recreational pressures on this designation. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to designated sites provides an indication of the potential for an adverse effect but uncertainty exists as appropriate mitigation may contribute to avoiding adverse effects.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not close to an AQMA. The site is also not located directly adjacent to a motorway or an A-road and therefore new residents are unlikely to be affected by noise pollution. It does not lie within a Source Protection Zone. In addition, the site lies on greenfield land which has been identified as being non-agricultural land. Overall a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site consists of entirely greenfield land. Yet as the site is relatively small in size, providing 11 new dwellings, it is unlikely the adverse impact of development on this site would be significant. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development at this location may lead to an increase in impermeable surfaces in the District and thereby result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site lies within UR25 LCT which is assessed as urban and the site also lies more than 1km from the Cannock Chase National Landscape. Therefore, an uncertain negligible effect has been identified in relation to this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops and routes in Heath Hayes and Norton Canes. It is not close to a railway station Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 11 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is approximately 200m from both Norton Canes Primary School and Norton Canes High School. Therefore, an uncertain significant positive effect is likely as the effects depend on the capacity of the existing schools for new students.

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This site is expected to provide 11 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a number of open green spaces, including an outdoors sports ground, which will likely encourage access to outdoor spaces for leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is on the settlement edge of Norton Canes local centre and is within walking distance of a number of bus routes, which are likely to increase accessibility to community facilities and services. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the towns of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site forms part of the larger site N67 that was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N68: Land between Lime Lane and Norton Road, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Cannock Extension Canal, a SSSI and SAC, and Wyrley Hayes Wood Local Wildlife Site and SBI, both lie within approximately 300m of the potential residential site. The site also lies within the 15km buffer around the Cannock Chase SAC within which there is potential for increased recreational pressure on the SAC. Therefore, an uncertain minor negative effect is likely as there are potential impacts on biodiversity at the site, or undesignated habitats and species adjacent, cannot be determined at this strategic level of assessment.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site consists of greenfield Grade 3 agricultural land, yet it is uncertain whether it is classified as Grade 3a or 3b land. The site has potential to increase traffic within the Walsall AQMA to the south. It is also not located adjacent to the strategic road network or within a Source Protection Zone. Therefore, an uncertain significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site consists entirely of greenfield land and is 3.75ha in size. So therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this

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SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development may result in an increase in impermeable surfaces and thereby result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site lies within Planned Coalfield Farmland CP22 LCT which is assessed as moderate sensitivity with a low visual impact. In addition, the site is further than 1km from the Cannock Chase National Landscape. Therefore, an uncertain minor negative effect has been identified in relation to this SA objective.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

This site does not lie within 1km of a railway station, 350m from a bus stop or pass an existing cycle route. Therefore, a minor negative effect is expected in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++?

Justification

This is a cross boundary site that has been highlighted by the neighbouring authority as part of wider cross boundary submission that was submitted to them. At present no details are available in relation to the total number of new homes which would be provided at this location. Considering the size of the site (3.75ha) it is likely that the site would make a reasonable contribution to the overall housing supply in the District. While the threshold for affordable housing delivery in Cannock Chase is 10 homes, it is unknown whether or not this site would deliver the number of homes to meet this threshold. As such an uncertain significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

This site does not lie within 600m of an existing school or educational facilities, so therefore an uncertain minor negative effect is likely. The effect is uncertain given that it will depend in part upon sufficient capacity being present at existing schools to accommodate new pupils.

The number of homes to be delivered at the site is unknown. As such it is uncertain whether new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site does not lie within walking distance (600m) of either a hospital or GP. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

This site is located within 600m of a PROW, which is likely to encourage residents to use nearby outdoor space for leisure and recreation. The Cannock Chase Extension Canal which functions as a green link in the area, is also located within 300m of the site. If the site is to provide in excess of 100 dwellings, it is likely that open green space would be incorporated into the design of such sites. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	--

Justification

This site is not located within close proximity of any of the District’s town centres or local centres nor is it within 350m of bus stop or 1km of a railway station. It is likely that access to community services will only be achieved through the use of private car and as such there is potential for new residents to be isolated at this location. Therefore, a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundaries of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N73: Land off Hednesford Road, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 360m of Chasewater and The Southern Staffordshire Coalfield Heaths SSSI. In addition, the site is within 250m two local biodiversity designations which are Newlands Brook Fields, Fields and Pool at Newlands Brook SBI and Norton Pools SBI. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to designated sites provides an indication of the potential of adverse effects but uncertainty exists as appropriate mitigation measures may avoid adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is located adjacent to AQMA3 (Five Ways Island). As such residential development at this location may have a significant negative effect on air quality due to local increases in traffic volume. The site also consists of greenfield Grade 3 agricultural land, yet it is uncertain whether it is classified as Grade 3a or 3b land. It is not located within a Source Protection Zone and is not adjacent to the strategic road network. Therefore, an uncertain significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site consists entirely of greenfield land and would provide approximately 445 dwellings. Therefore, a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development may result in an increase in impermeable surfaces and thereby result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site lies within Planned Coalfield Farmland CP21 LCT which is assessed as having moderate sensitivity to new development. The site also lies within Coalfield Farmlands CF23 LCT which is also assessed as having moderate sensitivity to new development. In addition, the site is further than 1km from the Cannock Chase National Landscape. Therefore, an uncertain minor negative effect has been identified in relation to this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops. The closest bus stop is located on Hednesford Road which is to the east within 10m. These bus stops are served once every 30 minutes. A minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The residential site is expected to provide 445 new dwellings. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within walking distance (within 600m) of Norton Canes Primary School and Norton Canes High School. Therefore, an uncertain

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significant positive effect is likely as the effects depend on the capacity of the existing schools for new students.

This site is expected to provide 445 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site does not lie within walking distance (600m) of either a hospital or GP. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site lies within 600m of a number of open green spaces and PROWs which will likely ensure easy access between the residential development and outdoor space for leisure and recreation. In addition, as the site is expected to provide 445 new homes there is potential for the incorporation of green space on site. Therefore, an uncertain significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is at the northern edge of Norton Canes. It is within relatively close proximity of that local centre locations and development here could provide

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access to some services and facilities nearby. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unlikely that development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundaries of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N74: Land off Burntwood Road, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is adjacent to the boundary of Chasewater And The Southern Staffordshire Coalfield Heaths SSSI and Burntwood Road (heathland north of), Norton Canes SBI. The site also lies partially within Norton Pools SBI. Therefore, an uncertain significant negative effect is likely as there are potential impacts on biodiversity at the site, or undesignated habitats and species adjacent, cannot be determined at this strategic level of assessment.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site is located adjacent to AQMA3 (Five Ways Island). As such residential development at this location may have a significant negative effect on air quality due to local increases in traffic volume. The site is on greenfield land but is located on land which has been identified as being non-agricultural land. It is also not located adjacent to the strategic road network or within a Source Protection Zone. Therefore, a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site consists entirely of greenfield land and would provide approximately 180 dwellings. Therefore, a significant negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development may result in an increase in impermeable surfaces and thereby result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site lies within Planned Coalfield Farmland CP21 LCT which is assessed as moderate sensitivity with a moderate visual impact. In addition, the site is further than 1km from the Cannock Chase National Landscape. Therefore, an uncertain minor negative effect has been identified in relation to this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. The site is, however, located in close proximity to a number of bus stops. The closest bus stop is located on Hednesford Road which is to the west within 10m. These bus stops are served once every 30 minutes. A minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The residential site is expected to provide 180 new dwellings. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within walking distance (within 600m) of Norton Canes Primary School and Norton Canes High School. Therefore, an uncertain significant positive effect is likely as the effects depend on the capacity of the existing schools for new students.

This site is expected to provide 180 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site does not lie within walking distance (600m) of either a hospital or GP. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site lies within 600m of a number of open green spaces and two PROWs which will likely ensure easy access between the residential development and outdoor space for leisure and recreation. In addition, as the site is expected to provide 180 new homes there is potential for the incorporation of green space on site. Therefore, an uncertain significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is at the northern edge of Norton Canes. It is within relatively close proximity of that local centre locations and development here could provide

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access to some services and facilities nearby. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unlikely that development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundaries of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N75: Land off Lime Lane, Little Wyrley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Cannock Extension Canal, a SSSI and SAC, lies approximately within 250m of the potential residential/gypsy and traveller site and Wyrley Hayes Wood, an SBI, lies approximately within 35m. Therefore, an uncertain significant negative is likely in relation to this SA objective as appropriate development could play a role in minimising any adverse impacts.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is located along Lime Lane which directly leads to the A5 within 1.6km to the north. An AQMA has been declared along the A5. As such residential development at this location may have a significant negative effect on air quality

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due to local increases in traffic volume. The site also consists of greenfield Grade 3 agricultural land, yet it is uncertain whether it is classified as Grade 3a or 3b land. It is not located within a Source Protection Zone or adjacent to the strategic road network. Therefore, an uncertain significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site consists entirely of greenfield land and would provide approximately 360 dwellings. Therefore, a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives

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8 and 5 respectively). Therefore, all site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development may result in an increase in impermeable surfaces and thereby result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site lies within Planned Coalfield Farmland CP22 LCT which is assessed as having moderate sensitivity to new development. In addition, the site is further than 1km from the Cannock Chase National Landscape. Therefore, an uncertain minor negative effect has been identified in relation to this SA objective.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

This site does not lie within 1km of a railway station or 350m of a bus stop and it not passed by an existing cycle route. Therefore, a minor negative effect is expected in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The residential site is expected to provide 360 new dwellings. Therefore, a significant positive effect is expected in relation to this SA objective. All of the Gypsy and Traveller site options are expected to have significant positive effects on this objective, due to the nature of the proposed development which would help to meet local Gypsy and Traveller accommodation needs.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

This site does not lie within 600m of an existing school or educational facilities, so therefore an uncertain minor negative effect is likely. The effect is uncertain given that it will depend in part upon sufficient capacity being present at existing schools to accommodate new pupils.

The site is expected to provide 360 new dwellings. As such it is uncertain whether new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site does not lie within walking distance (600m) of either a hospital or GP. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

This site is located within 600m of a PROW, which is likely to encourage residents to use nearby outdoor space for leisure and recreation. The Cannock

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Chase Extension Canal which functions as a green link in the area, is also located within 300m of the site. The site is expected to provide 360 new dwellings which means it is likely that open green space would be incorporated into the design of such sites. Therefore, an uncertain significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	--

Justification

This site is not located within the existing urban area and is not within close proximity of any of the District’s town centres or local centres. It is also not within 350m of bus stop or 1km of a railway station. It is likely that access to community services will only be achieved through the use of private car and as such there is potential for new residents to be isolated at this location. Therefore, a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the

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local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundaries of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

N78: Land at South Acres Farm, 228 Norton East Road, Norton Canes

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. The majority of the site is located within Southacres Farm Site of Biological Importance. The east and south site boundaries are located adjacent to Chasewater and The Southern Staffordshire Coalfield Heaths SSSI, while the northern boundary of the site is located approximately 60m from the SSSI. The heathland north of Burntwood Road Norton Canes has also been designated as a Site of Biological Importance and is to the west of the site within 135m.

As such, given that one of the biodiversity sites which might be affected by development at this location is national or international designations, a significant negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

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SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site is located along Norton East Road which leads to the A5190 to the north east via Burnwood Road within 470m. It is thereby linked to the AQMA that extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. As such development at this location may intensify existing issues of air pollution in the area as a result of increased vehicle traffic and a significant negative effect is identified for air quality. The site is not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity.

This site is located on majority greenfield land which has not previously been developed. This land has been classified mostly as non-agricultural land. The site is not located within a Source Protection Zone and therefore development at this location is unlikely to impact adversely on local water quality.

As such an overall significant negative effect is expected on this SA objective due particularly to the potential for development at this location to increase the volume of traffic which might have to pass through the AQMA.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

This site consists of mostly greenfield land. As this is a large site with potential to provide approximately 212 new residential dwellings, the loss of greenfield land may be significant. A significant negative effect is therefore likely in relation to this SA objective.

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The majority of site is located within CP22 (Planned Coalfield Farmlands), while the southwestern portion of the site is located within urban land as identified in the Landscape Character Assessment for Cannock Chase District. CP22 has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on mostly greenfield land. As such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production related to construction. A negligible effect is therefore expected on this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located more than 1km from the nearest railway station. A number of bus stops are located in close proximity (350m) to the site. The closest bus stops are located at Norton East Road to the west of the site within 35m and Burntwood Road to the north west of the site within 80m. Bus services are accessible once every 30 minutes at these bus stops. The site is not located within close proximity of an existing cycle path. As such a minor positive effect is expected on this SA objective.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 212. The site would provide a relatively large number of new homes to help meet local need. Its development is also likely to result in the provision of affordable housing (as residential sites of 10 homes or more are expected to make affordable housing provision). Therefore, a significant positive effect is expected on this SA objective.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within 270m of Norton Canes High School which is to the west. The site is located within 340m of Norton Canes Community Primary School to the south west. Therefore, an uncertain significant positive effect is likely. Uncertainty is recorded as part of the overall effect given that the potential for new residents to make use of these facilities will depend on the existing schools in the area having capacity for new students.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. Areas of unrestricted semi-natural open space are adjacent to the east and south of the site and accessible to the north of the site within 50m. A

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further area of semi-natural open space at Norton East Road has been identified in the Green Space Network (2012) and is to the west of the site within 290m. The closest PRow is also located to the south of the site within 20m by Norton East Road. A significant positive effect is therefore expected on this SA objective.

As the site would provide more than 100 new homes there is potential for the incorporation of new open space onsite.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the north eastern edge of Norton Canes within which a Local Centre is located. This area may provide a good level of access to nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Cannock town centre is the closest of these areas but is located more than 4km to the west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall, a negligible effect is expected on this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site is not located within close proximity of any identified heritage assets. It also does not lie within any of the historic environment character zones as identified in the Cannock Chase District HEA (October 2009) or within any of

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the historic urban character areas as identified in the Staffordshire Extensive Urban Survey.

As such development at this location is unlikely to have adverse effects on any heritage assets and a negligible effect has been recorded for this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

R9: Aelfgar School, Taylors Lane, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

The Cannock Chase SAC lies approximately 2.7km to the west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA and therefore a negligible effect is expected on air quality. As the site is not adjacent to an ‘A’ road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	++

Justification

The site is located on brownfield land and is relatively large in size (85 homes are suggested). A significant positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR13 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is however within 750m of the Cannock Chase National Landscape, which is located to the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character, a significant negative effect has been identified on this SA objective. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 70m to the east at Elmore Lane. Bus stops to the west at Green Lane are located within 250m of the site. Bus stops on Green Lane provide access to a bus service which runs once every 30 minutes; however the bus services at bus stops on Elmore Lane are less frequent. The site is also located within 950m of Rugeley Trent Valley Train Station which is to the north east. A significant positive effect is therefore expected on this SA objective.

The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 85. A significant positive effect is therefore likely on this SA objective, as residential sites of 10 homes or more will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within close proximity (600m) of a number of education facilities. Chancel Primary School is located to the north east of the site within 195m and Churchfield Church of England Primary School is located within 475m of the site to the south. As such a significant positive effect is expected on this SA objective. The minor positive effect is uncertain as it will depend on the availability of school places.

This site is expected to provide 85 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of

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development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within 20m of the Aelfgar Surgery which is located on Taylor’s lane to the north. The site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. The closest open space to the site is the civic square at Rugeley Town Centre which is located within 70m to the south east. Elmore Park is located within 135m of the site to the south and this area has been identified in the Green Space Network (2012). The closest public sports ground is located by Rugeley Community Centre which is to the south within 230m. The closest PRow is located within 365m of the site to the north west by Fortescue Lane. As such a significant positive effect is expected on this SA objective. This

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positive effect is expected to be combined with an uncertain minor negative effect given that the site includes areas of green space which have been identified in the Green Space Network (2012) which may be lost as a result of development at this location. Given that the site is likely to provide over 100 new homes there may be opportunities to incorporate new open space onsite.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Rugeley and is almost adjacent to Rugeley town centre. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Rugeley, but it is outside of the town centre which is to the east. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R16: Land between Wharf Road and Hardie Avenue, Rugeley WS15 1NX

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SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Two Biodiversity Alert Sites are the nearest biodiversity designations to the site; Slitting Mill Brook lies approximately 600m to the west and Chetwynd’s Coppice lies approximately 880m to the south of the site, however, as they are greater than 250m from the site they are unlikely to be affected. Although this site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms, this SA assessment reflects the baseline situation and so detailed design is not subject to SA. An uncertainty is therefore attached to this effect. As the Cannock Chase SAC lies approximately 2.7km to the north west of the site, a minor negative but uncertain effect is identified on this SA objective because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. A negligible effect is likely on noise pollution as although the west corner of the site lies within 25m of the A460 (Sandy Lane), it is not directly adjacent to the road. The site mainly lies on greenfield land (although several hard standing surfaces are present in the western section of the site) which is classified by the ALC as 'urban' so a minor negative effect is likely on soils. A minor negative effect is likely on water quality as the west section of the site lies within Source Protection Zone 3, this negative effect however is uncertain as the effects of new development on water quality is unknown at this stage. Overall an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is quite large in size (79 homes are suggested). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is located within flood zone 1. It is likely that development at this site will lead to an increase in impermeable surfaces in the District and as such create a greater flood risk. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The Cannock Chase National Landscape lies approximately 730m to the south of the site and so a significant negative effect is likely on this SA objective. The negative effects of new development on this SA objective will depend largely on its design, which is not yet known; therefore an uncertainty is attached at this stage. The site is located within the UR11 as identified in the Landscape Character Assessment for Cannock Chase District. As this is classified as urban, a negligible effect is expected on this SA objective. Although this site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms, this SA assessment reflects the baseline situation and so detailed design is not subject to SA. An uncertainty is therefore attached to this effect. Overall an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located mainly on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

Rugeley Train Station is located approximately 50m north of the site. There are seventeen bus stops located within 350m of the site, including four bus stops on Queensway and six bus stops on Sandy Lane, all of which are served every 30 minutes. A significant positive effect is therefore likely on this SA objective. There are four cycle paths within 350m of the site.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 79 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

St. Joseph’s Catholic Primary School is located adjacent to the east of the site. The site is also located within 300m of the grounds of Hart Secondary School to

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the west. Therefore, a significant positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places. The site is not expected to meet the threshold of 700 homes which is set for new primary school provision.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Sandy Lane Surgery is located approximately 50m north of the site. There are no hospitals within 600m of the site so a minor positive effect is likely on this SA objective.

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SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. The south east corner lies directly adjacent to an unrestricted green link and approximately 10m from an unrestricted semi natural green space. Approximately 15m to the south of the site lies Ashleigh Road housing amenity space that is also classified as unrestricted. Lea Hall Park, a private sports ground lies approximately 50m to the north of the site and this has limited access. Both Ashleigh Road housing amenity space and Lea Hall Park form part of the Green Space Network (2012). A PRow that can be accessed on Sandy Lane (A460) is located approximately 190m south west of the site. However, the site lies within an institutional area of open space, an area of semi-natural green space and a green link. Therefore, development of this land may result in loss of areas of open space. Overall an uncertain mixed effect (significant positive and minor negative) is likely on this SA objective. As the site is not expected to provide more than 100 homes and it is unlikely to provide opportunities to incorporate new open space onsite.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Rugeley and within close proximity to the town settlement of that settlement. Therefore, a significant positive effect is likely on this SA objective as the potential residents will be within close proximity to a range services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

Although the site is located within Rugeley, it is not located within its town centre, so a negligible effect is likely on this SA objective as the site’s development is unlikely to affect the town centre’s viability and vitality.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R18: Land at The Mossley, off Armitage Road, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

The Cannock Chase SAC lies approximately 3.4km to the west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

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Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an ‘A’ road a negligible effect is identified in relation to noise pollution. The site is located on mostly brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on mostly brownfield land which contains a number of relatively large buildings. It is relatively small in size (40 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present

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increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on mostly brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within TV01 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on mostly brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 270m to the south west at Brereton Road. Bus stops to the north at Powerstation Road are located within 280m of the site. Bus stops on Brereton Road provide access to bus services which run once every 30 minutes; however the bus services at bus stops on Powerstation Road run at a frequency which is unknown at this stage. The site is also located within 595m of Rugeley Town Train Station which is to the west. A significant positive effect is therefore expected on this SA objective.

The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 40. A significant positive effect is therefore likely on this SA objective, as residential sites of 10 homes or more will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a two of education facilities. Churchfield Church of England Primary School is located within 455m of the site to the north west. St. Joseph's Catholic Primary School is located within 460m of the site to the south west. As both schools only serve younger students a minor positive effect is expected on this SA objective. The positive effect is uncertain as it will depend on the availability of school places.

This site is expected to provide 40 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of

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development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located adjacent to the site to the south and north west. An area of housing amenity land is located within 155m of the site to the south west. The closest area which has been identified within the Green Space Network (2012) is located adjacent to the site to the north. The closest PRow is located within 480m of the site to the south west by Springhill Terrace. As such a significant positive effect is expected on this SA objective. This positive effect is expected to be combined with an uncertain minor negative effect given that the site includes areas of green space which have been identified in the Green

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Space Network (2012) and also an area of land which forms a green link. Development at this location may result in the loss of these areas of open space dependent upon the design of any scheme which might come forward. The site is not expected to deliver over 100 homes and therefore is unlikely to incorporate open space onsite.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located on the southern periphery of Rugeley and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Rugeley but it is outside of the town centre which is to the north west. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R18a: Parcel of land at The Mossley off Armitage Road

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

The Cannock Chase SAC lies approximately 3.3km to the west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an 'A' road a negligible effect is

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identified in relation to noise pollution. The site is located on mostly brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land. It is relatively small in size (it is suggested that the site might be used to facilitate access to site R18 and therefore a housing capacity has not been supplied). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on mostly brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within TV01 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 285m to the south west at Brereton Road. Bus stops to the north east at Powerstation Road are located within 335m of the site. Bus stops on Brereton Road provide access to bus services which run once every 30 minutes; however the bus services at bus stops on Powerstation Road run at a frequency which is unknown at this stage. The site is also located within 600m of Rugeley Town Train Station which is to the west. A significant positive effect is therefore expected on this SA objective.

The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	+?

Justification

This site is 0.02 ha in size; however an estimate on the number of houses which might be accommodated at this location has not been suggested. A minor positive effect is therefore likely on this SA objective given the site’s smaller size, as although the site may provide for new housing meet local needs, residential sites which allow for less than 10 homes are unlikely to make affordable housing provision. The minor positive effect is uncertain as it has been suggested that the site might only be used to provide access to site R18 which would mean no houses would be delivered at this location to meet the need of the District.

Appendix E SA matrices for the site options

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a two of education facilities. Churchfield Church of England Primary School is located within 460m of the site to the north west. St. Joseph's Catholic Primary School is located within 465m of the site to the south west. As both schools only serve younger students a minor positive effect is expected on this SA objective. The positive effect is uncertain as it will depend on the availability of school places.

This site is expected to provide 40 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of

Appendix E SA matrices for the site options

development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located adjacent to the site to the south. An area of housing amenity land is located within 170m of the site to the west at Attlee Crescent. The closest area which has been identified within the Green Space Network (2012) is located to the north of the site within 65m. The closest PRow is located within 485m of the site to the south west by Springhill Terrace. As such a significant positive effect is expected on this SA objective. This positive effect is expected to be combined with an uncertain minor negative effect given that the site includes a small area of land which acts as a green link.

Appendix E SA matrices for the site options

Development at this location may result in the loss of this area of open space dependent upon the design of any scheme which might come forward. The site is not expected to deliver over 100 homes and therefore is unlikely to incorporate open space onsite.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++

Justification

The site is located on the southern periphery of Rugeley and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Rugeley but it is outside of the town centre which is to the north west. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R18 and R18a: Land at The Mossley, off Armitage Road, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

The Cannock Chase SAC lies approximately 3.4km to the west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an 'A' road a negligible effect is

Appendix E SA matrices for the site options

identified in relation to noise pollution. The site is located on mostly brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on mostly brownfield land which contains a number of relatively large buildings. It is relatively small in size (40 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on mostly brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within TV01 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on mostly brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 270m to the south west at Brereton Road. Bus stops to the north at Powerstation Road are located within 280m of the site. Bus stops on Brereton Road provide access to bus services which run once every 30 minutes; however the bus services at bus stops on Powerstation Road run at a frequency which is unknown at this stage. The site is also located within 595m of Rugeley Town Train Station which is to the west. A significant positive effect is therefore expected on this SA objective.

The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 40. A significant positive effect is therefore likely on this SA objective, as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a two of education facilities. Churchfield Church of England Primary School is located within 455m of the site to the north west. St. Joseph's Catholic Primary School is located within 460m of the site to the south west. As both schools only serve younger students a minor positive effect is expected on this SA objective. The positive effect is uncertain as it will depend on the availability of school places.

This site is expected to provide 40 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located adjacent to the site to the south and north west. An area of housing amenity land is located within 155m of the site to the south west. The closest area which has been identified within the Green Space Network (2012) is located adjacent to the site to the north. The closest PRow is located within 480m of the site to the south west by Springhill Terrace. As such a significant positive effect is expected on this SA objective. This positive effect is expected to be combined with an uncertain minor negative effect given that the site includes areas of green space which have been identified in the Green Space Network (2012) and also an area of land which forms a green link. Development at this location may result in the loss of these areas of open space dependent upon the design of any scheme which might come forward. The site is not expected to deliver over 100 homes and therefore is unlikely to incorporate open space onsite.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located on the southern periphery of Rugeley and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Rugeley but it is outside of the town centre which is to the north west. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R22: Gregory Works, Armitage Road, Brereton

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. This site is however located 3km from the Cannock Chase SAC and therefore within its 15km radius where residential development is likely to increase recreational pressure at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is made up entirely of land which is classified as urban. The site is also not located within a Source Protection Zone and is not situated adjacent to the strategic road network. A negligible effect is expected in relation to air quality for the site given that it does not lie within link directly to an AQMA. As this is a brownfield site, it is expected to have a minor positive effect as it is likely to help preserve high value soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of entirely brownfield land, which is currently in use as an employment site. There is potential that previously use building and materials could be reused for the new residential development. The site is relatively small in size site as it would support the provision of 23 houses. Therefore, a minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that it will contribute towards a greater flood risk through increased amounts of impermeable surfaces in the District. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site does not lie within 1km of the Cannock Chase National Landscape and as such visual impacts may result on the protected landscape at this location as a result of any new developments. The site it is situated within the Urban LCT. Therefore, an uncertain negligible effect is likely in relation to this SA objective as the exact effect of the landscape depend in part on the design of new developments.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this site is on brownfield land it has opportunities for reuse and regeneration of onsite buildings and materials, reducing waste generation. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops (including those at Oaktree Road and Lodge Road) which offer a range of bus services and routes. However, the nearest railway station is not located within 1km of the site. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 23 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is within walking distance (600m) of Hob Hill C of E Primary School. There are also a number of additional primary and secondary schools located nearby within the town of Rugeley which are likely to be accessible by bus. As such, an uncertain minor positive effect is likely as the effects depend on if the existing schools have the capacity for new students.

This site is expected to provide 23 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

This site is within approximately 350m of Brereton GP Surgery. Therefore, a minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a number of areas of open space identified in the Green Space Network (2012) and PROWs. This includes Ravenhill Park, as well as a number of allotments and areas of semi-natural greenspace. The

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proximity of the site to these areas is likely to encourage access to outdoor spaces for leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective. The site is not expected to deliver over 100 homes and therefore is unlikely to incorporate open space onsite.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location is adjoining the settlement edge of Rugeley, which contains one of one of the District’s town centres. It is likely that due to the site’s location in Rugeley, community services and facilities will be easily accessed by the residents of the new development. In addition, the site is within close proximity of a number of sustainable transport links. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

This site is currently in use as an employment site. Residential development here will lead to the loss of employment land. There is potential that this could have adverse impacts in terms of encouraging the regeneration of the local

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economy. Therefore, a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R23: Main Road, Brereton (between Cedar Tree Hotel and Library)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase SAC where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone. In addition, it does not lie adjacent to the strategic road network and is not located within or does not link directly to an AQMA. As this is a brownfield site it is expected that development here will help to encourage the

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preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.53ha and would accommodate 27 homes). Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1. As the site on brownfield land it is unlikely that development will contribute towards a greater flood risk due to increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

This site is situated within an Urban LCT and is approximately 600m from the Cannock Chase National Landscape. There is potential that development at this site could have an adverse impact in terms of the setting of the protected landscape of the National Landscape. Therefore, an uncertain potential significant negative effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part upon its design.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops (including those at Thompson Road and Coalpit Lane), providing a range of routes and services. The site is not located within 1km of the nearest railway station. In addition the site is adjacent a number of sections of the Cannock Chase Cycle Network. The proximity of the site to these sustainable transport links is likely to help encourage the use of more sustainable transport modes in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 27 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within walking distance of Hob Hill C of E Primary School and Redbrook Hayes Community Primary School. Therefore, an uncertain minor positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

This site is expected to provide 27 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

This site is within 600m of Brereton Surgery. As this site is within walking distance of a GP surgery, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a network of PROWs. This includes a number of sports grounds, areas of amenity greenspace and St Michael’s Churchyard. The close proximity of the site to these features may help to encourage to make use of opportunities for outdoor leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site’s location within the local centre of Brereton is likely to encourage access of residents to community services and facilities. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a number of designated assets (Main Road Brereton Conservation Area and several Listed Buildings including Grade II* Listed Brereton Hall). The site is located within the Conservation Area and

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contains the Grade II Listed Cedar Tree Hotel and two non-designated built heritage assets. The site and its existing form make a considerable contribution to the significance of the Conservation Area and the Cedar Tree Hotel. Recommendations for the site include the potential for development to be limited mostly to the rear of the site which would help to limit adverse effects. Overall, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work

R25: Nursery Fields, St Michaels Road, Brereton

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

The Cannock Chase SAC lies approximately 3.9km to the north west of the site, therefore a minor negative but uncertain effect is identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. The site is located adjacent to the A460 to the east meaning there is potential for adverse effects as a result of noise pollution. It is noted that there is potential for mitigation however meaning the minor negative effect likely is recorded as uncertain. The site contains a large portion of brownfield land (a school was previously present onsite) and therefore development at this location would result in the use of land which has previously been developed meaning a minor positive effect is expected in terms of land use. The site is not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a mixed effect (minor positive/minor negative) is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site contains a large portion of brownfield land (part of the site previously accommodated a school building). The total area of the site is quite small in size

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(38 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site contains a large portion of brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR11 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is however located within 505m of the Cannock Chase National Landscape which is located to the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character a significant negative effect has been identified on this SA objective. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site contains a large portion of brownfield land and as such its development is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of this approach.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are a number of bus stops within 350m of the site. The closest of these is adjacent to the site on Main Road to the east. To the south within 120m a bus stop is located on Coal Pit Lane. Further bus stops are located to the west on Birch Lane, the closest of which is located within 180m. All identified bus stops provide access to services which operate once every 30 minutes. The site is not located within 1km of a train station, however. A minor positive effect is therefore expected on this SA objective.

The site is also adjacent to an existing cycle path on Main Road to the east.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 35 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Hob Hill Church of England/Methodist Primary School is located within 345m of the site to the south east. Redbrook Hayes Community Primary School is located approximately 455m to the north west of the site. As both of the identified schools accommodate only young pupils the positive effect expected on this SA objective is likely to be minor. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 38 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of

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development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within close proximity of one health facility; Brereton Surgery is approximately 250m to the north of the site on Main Road. There is no hospital within 600m of the site. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. The closest open space to the site is located at St Michael's Churchyard which is within 5m to the north. This open space has been identified in the Green Space Network (2012). Housing amenity land is located within 225m of the site to the north by St Michael's Road. A green link is located to the west of the site within 265m. Access to a PRow is provided by Main Road within 55m of the site to the north east. A significant positive effect is expected

Appendix E SA matrices for the site options

on this SA objective given that the site would provide nearby access to a number of open spaces and a PRow. This significant positive effect is expected to be combined with a minor negative effect, however. The site contains an area of institutional open space. Although this area has been identified as having restricted access the southern portion of this open space has been identified in the Green Space Network (2012). As such, the development of this area may have adverse impacts upon access to open space which might be used for leisure and recreation in the District. The negative effect is uncertain dependent upon the design of development which is unknown at this stage and may allow for the incorporation of this open space. The site is not expected to provide over 100 homes and there is unlikely to incorporate open space on site.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located towards the southern edge of Brereton (a Local Centre) and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Brereton and is not within one of three identified town centres in Cannock Chase. Rugeley town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a designated asset (Church of St Michael), the Main Road, Brereton Conservation Area and a non-designated asset (1-9 Old School Mews). The findings of this assessment highlight that the site makes either a neutral contribution or no contribution to significance of these assets. It is recommended that screening should be employed along the eastern boundary of the site and development restricted to two storeys to mitigate harm. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts will be dependent upon the design of the new development at the site which is currently unknown.

R28: Land at Springs Farm, Brereton

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally or nationally designated biodiversity or geodiversity sites. The site is, however, located within 250m of Brereton Hayes (north) SBI, a local biodiversity site. In addition, a section of the Cannock Chase SAC lies approximately 3.7km to the south west of the site, therefore a minor negative but uncertain effect is identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution. The site is located on greenfield land which has mostly been classified as Grade 4 Agricultural Land. As such a minor negative effect is expected in relation to land use. There is likely to be a negligible effect on water quality as the site does not lie within a Source Protection Zone.

Overall a minor negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land and is relatively large in size (204 homes are suggested). A significant negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land which is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within SF15 (Ancient Settled Farmlands) and SF16 (Sandstone Hills and Heaths) as identified in the Landscape Character Assessment for Cannock Chase District. SF15 has been identified as having a moderate level of sensitivity to development. SH16 has also been identified as having a moderate level of sensitivity to development/ The site is located within 1km of the Cannock Chase National Landscape to the west, however. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit

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waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the west within 240m on Lodge Road. The bus services accessible at this stop operate once every 30 minutes. A further bus is accessible on Rugeley within 280m of the site to the north east. The most regular bus services which are accessible at this bus stop operate once every 30 minutes. A minor positive effect is therefore likely on this SA objective.

A cycle path is located adjacent to the site to the south at Armitage Lane.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 204 dwellings and so a significant positive effect is likely as residential sites of 10 or more homes will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Hob Hill Church of England Primary School is located within 50m of the site to the north east. The site is not however located in close proximity to a secondary school and therefore a minor positive effect is expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 204 new dwellings and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed

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proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?

Justification

The site is located within close proximity (600m) of an area of open space and a number of PRowS. The site is located within 60m of an area of housing amenity land to the north west. St Michael's Churchyard is located within 450m of the site to the west. This area has been identified in the Green Space Network (2012). However, the PRow on Coalpit Lane, adjoining the Springs Farm is located within the site to the west which could result in the loss of that feature, depending on whether it can be retained as part of the development proposal. A mixed significant positive and minor negative effect is therefore expected on this SA objective. This housing site is likely to provide more than 100 homes (204 homes are planned) and so an uncertain minor positive effect is also expected

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as there may be opportunities to incorporate open space at the site. It is unknown whether new open space would be provided until proposals for the site come forward.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the south eastern edge of Brereton (a Local Centre) and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Brereton and is not within one of three identified town centres in Cannock Chase. Rugeley town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R29a: Land to the north of Armitage Lane, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

A section of the Cannock Chase SAC lies approximately 3.7km to the south west of the site, therefore a minor negative but uncertain effect is identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an ‘A’ Road and therefore a negligible effect is identified in relation to noise pollution. The site is located on greenfield land which has mostly been classified as Grade 4

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Agricultural Land. As such a minor negative effect is expected in relation to land use. There is likely to be a negligible effect on water quality as the site does not lie within a Source Protection Zone.

Overall a minor negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land and is relatively small in size (15 homes are suggested). A minor negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are

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within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land which is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within SF15 (Ancient Settled Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. SF15 has been identified as having a moderate level of sensitivity to development. The site is also located within 1km of the Cannock Chase National Landscape to the west, however. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the west within 240m on Lodge Road. The bus services accessible at this stop operate once every 30 minutes. A further bus is accessible on Rugeley within 280m of the site to the north east. The most regular bus services which are accessible at this bus stop operate once every 30 minutes. A minor positive effect is therefore likely on this SA objective.

A cycle path is located adjacent to the site to the south at Armitage Lane.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 15 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Hob Hill Church of England Primary School is located within 40m of the site to the south west. The site is not however located in close proximity to a secondary school and therefore a minor positive effect is expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 15 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of an area of open space and a number of PRowS. The site is located within 60m of an area of housing amenity land to the north west. St Michael's Churchyard is located within 450m of the site to the west. This area has been identified in the Green Space Network (2012). A PRow is located to the north west of the site within 270m. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the eastern edge of Brereton (a Local Centre) and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Brereton and is not within one of three identified town centres in Cannock Chase. Rugeley town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R29b: Land at Hobbs View, Armitage Lane, Brereton, Rugeley

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

A section of the Cannock Chase SAC lies approximately 3.7km to the south west of the site, therefore a minor negative but uncertain effect is identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. A small portion of the site is adjacent to the A51 and therefore there is potential for new residents to be adversely affected by noise pollution. The site is located on greenfield land which has been classified as Grade 4 Agricultural Land. As such a minor negative effect is expected in relation to land use. There is likely to be a negligible effect on water quality as the site does not lie within a Source Protection Zone.

Overall a minor negative effect is likely on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land and is relatively small in size (10 homes are suggested). A minor negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land which is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within SF15 (Ancient Settled Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. SF15 has been

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identified as having a moderate level of sensitivity to development. The site is also located within 1km of the Cannock Chase National Landscape to the west. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the west within 300m on Main Road, Brereton and is served every

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hour. Bus services are also accessible 340m north east of the site on Rugeley Road and are every 30 minutes. A minor positive effect is therefore likely on this SA objective. A cycle path is located adjacent to the site to the south at Armitage Lane.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 10 and so a significant positive effect is likely as residential sites of 10 homes or more will incorporate affordable housing provision.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Hob Hill Church of England Primary School is located directly south of the site. The site is not however located in close proximity to a secondary school and therefore a minor positive effect is expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

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This site is expected to provide 10 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

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SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of areas of open space and PRowS. The site is located within 60m of a private sports ground and school grounds although access to these is restricted. St Michael's Churchyard is located within 450m of the site to the west and Ravenhill Park is located within 500m to the north west. These areas have been identified in the Green Space Network (2012). A PRow is located to the north west of the site within 290m. A significant positive effect is therefore expected on this SA objective.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the south eastern edge of Brereton (a Local Centre) and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

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SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Brereton and is not within one of three identified town centres in Cannock Chase. Rugeley town centre is the closest of these areas but it is located to the north west approximately 1.8km from the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site is located within 245m of Main Road, Brereton Conservation Area which contains a number of Listed Buildings. The area in which the site falls has not been referred to in the Main Road, Brereton Conservation Area Management Plan (2010). In addition the Conservation Area is screened from the site by existing residential areas by Priory Road and Seabrooke Road meaning the potential for adverse impacts on the significance of heritage assets at this location (as well as their settings) is reduced.

The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 8 - South of Brereton, which was scored as being of moderate value in terms of heritage assets. Development is likely to have a moderate impact upon the historic environment, particularly upon the legibility of the field systems.

As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

R32: Land East of The Meadows and land to the north of Armitage Lane, Brereton

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites. A section of the Cannock Chase SAC lies approximately 3.6km to the south west of the site, therefore a minor negative but uncertain effect is identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is however located adjacent to the A460 to the south and adjacent to the A51 to the east. As such there is potential for development at this location to be adversely impacted upon in terms of noise pollution. The minor negative effect expected in terms of noise pollution is uncertain given that it may be possible for mitigation. The site is located on greenfield land which has been classified as Grade 4 Agricultural Land. As such a minor negative effect is expected in relation to land use. There is likely to be a negligible effect on water quality as the site does not lie within a Source Protection Zone. Overall a minor negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land and is relatively small in size (33 homes are suggested). A minor negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land which is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within SF15 (Ancient Settled Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. SF15 has been identified as having a moderate level of sensitivity to development. The site is also located within 950m of the Cannock Chase National Landscape to the west, however. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the north west within 280m on Lodge Road. The bus services accessible at this stop operate once every 30 minutes. A further bus is accessible on Main Road within 350m of the site to the west. The most regular bus services which are accessible at this bus stop operate once every 30 minutes. In addition, a cycle path is located adjacent to the site to the north west at Armitage Lane. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 33 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Hob Hill Church of England Primary School is located adjacent to the site to the west. The site is not however located in close proximity to a secondary school. This site is expected to provide 33 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. Therefore an uncertain minor positive effect is expected on this SA objective as it will depend on the availability of school places for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within

Appendix E SA matrices for the site options

development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of an area of open space and a number of PRowS. The closest area of open space which is freely accessible to the public is located within 245m to the north at the housing amenity land at The Meadows. The Trent and Mersey Canal greenlink is located within 355m of the site also to the north. A PRow is located to the north west of the site within 355m. A significant positive effect is therefore expected on this SA objective.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the eastern edge of Brereton (a Local Centre) and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Brereton and is not within one of three identified town centres in Cannock Chase. Rugeley town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R33: Land adjacent to The Birches, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of one biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. Slitting Mill Brook is located partially within the site boundaries and has been identified as a Biodiversity Alert Site.

As such, given that the biodiversity sites which might be affected by development at this location are local designations, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

A section of the Cannock Chase SAC lies approximately 1.4km to the west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is however located adjacent to the A460 which is to the west. As such there is potential for development at this location to be adversely impacted upon in terms of noise pollution. The minor negative effect expected in terms of noise pollution is uncertain given that it may be possible for mitigation. The site is located on mostly greenfield land most of which has been classified as Urban Land. As such a minor negative effect is expected in relation to land use. The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality.

Overall a minor negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land and is relatively large in size (150 homes are suggested). A significant negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land which is which mostly located outside of flood zone 3 and flood zone 2 (it is noted that the western edge of the site falls within flood zone 3 and flood zone 2). A minor negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within SF07 (Ancient Settled Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. SF07 has been identified as having a moderate level of sensitivity to development. The site is also located within 275m of the Cannock Chase National Landscape to the west, however. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 750m of Rugeley Town Train Station which is located to the north east. The closest bus stop to the site is located to the east within 270m at Hednesford Road. The bus service accessible at this bus stop operates once every 30 minutes. As such a significant positive effect is expected on this SA objective.

An existing cycle path passes through the site to the west.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 150 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Hagley Park Academy is located within 115m to the north east of the site. Fair Oak Academy is located to the north of the site within 300m. This education faculty located within close proximity of the site only serves older pupils a minor positive effect is expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 150 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed

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proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of an area of open space and a number of PRowS. A greenlink is adjacent to the site to the north west. A semi-natural greenspace is also adjacent to the site towards the north west. A further area of semi-natural greenspace is located within 475m to the south west of the site at Cannock Chase National Landscape. A public sports ground is located within 445m of the site to the north east. A PRow is adjacent to the site to west of the site. A significant positive effect is therefore expected on this SA objective. As the site is expected to provide over 150 homes it could allow for increased opportunities for the incorporation of open space onsite.

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This significant positive effect is expected to be combined with an uncertain minor negative effect however. The PRowS identified passes within the boundaries of the site at several points and as such this use may be lost dependent upon the design of any development which might occur at this location.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located on the south western periphery of Rugeley and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located on the south western edge of Rugeley but not within its town centre. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R37: Land North of Stile Cop, Rugeley

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SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites. A section of the Cannock Chase SAC lies approximately 1.9km to the south west of the site, therefore a minor negative but uncertain effect is identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is however located adjacent to the A460 which is to the west. As such there is potential for development at this location to be adversely impacted upon in terms of noise pollution. The minor negative effect expected in terms of noise pollution is uncertain given that it may be possible for mitigation. The site is located on mostly greenfield land most of which has been classified as Urban Land. As such a minor negative effect is expected in relation to land use. The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality. Overall a minor negative effect is likely on this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land and is relatively small in size (30 homes are suggested). A minor negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land which is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within SF10 (Settled Heathlands) as identified in the Landscape Character Assessment for Cannock Chase District. SF10 has been identified as having a moderate level of sensitivity to development. The site is also located partially within the Cannock Chase National Landscape, however. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located more than 1km from the nearest railway station. A number of bus stops are located in close proximity (350m) to the site however. A bus stop is adjacent to the site to the west at Hednesford Road. Bus services are accessible once every 30 minutes at this bus stop. A bus stop on Stile Cop Road is located within 210m of the site but bus services at this location are less frequent. As such a minor positive effect is expected on this SA objective.

The site is not located within close proximity of an existing cycle path.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 30 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Chase View Community Primary School is located within 375m to the north east of the site. The site is however not located within close proximity (600m) of a secondary school. In addition, this site is expected to provide 30 homes so is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. Therefore, an uncertain minor positive effect is expected on this SA objective as it will depend on the availability of school places for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of an area of open space and a number of PRowS. A greenlink is adjacent to the site to the east. Housing amenity land can be accessed within 80m to the north of the site. An area of semi-natural greenspace is located within 435m to the south east of the site at Chetwynd Coppice. A PRow is located to the north west of the site within 15m. A significant positive effect is therefore expected on this SA objective. This significant positive effect is expected to be combined with an uncertain minor negative effect however. A PRow passes within the boundaries of the site and as such this use may be lost dependent upon the design of any development which might occur at this location.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located on the south western periphery of Rugeley and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located on the south western edge of Rugeley but not within its town centre. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R38: Land at Hagley Park Farm and Jones Lane, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of one biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. Slitting Mill Brook is located partially within the site boundaries and has been identified as a Biodiversity Alert Site.

As such, given that the biodiversity sites which might be affected by development at this location are local designations, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

A section of the Cannock Chase SAC lies approximately 1.8km to the north west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an ‘A’ Road and therefore a negligible effect is identified in relation to noise pollution. The site is located on greenfield land which has been classified as Grade 3 Agricultural Land. As such a significant negative effect is expected in relation to land use. The significant negative effect is uncertain dependent upon whether the land is Grade 3a or Grade 3b Agricultural Land. The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality.

Overall an uncertain significant negative effect is likely on this SA objective. This effect relates to the potential loss of high quality agricultural land in particular.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land and is relatively large in size (65 homes are suggested). A significant negative effect is likely as the development of the

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site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land which is mainly outside of flood zone 3 and flood zone 2 (the north eastern and western edges of the site fall partially within flood zone 3 and flood zone 2). A minor negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located partially within SF08 (Ancient Settled Farmlands) and partially within SF07 (Ancient Settled Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. Both of these areas have been identified as having a moderate level of sensitivity to development. The site is also located adjacent to the Cannock Chase National Landscape, however. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

The site is within 880m of Rugeley Town Train Station which is located to the east. Bus stops are located to the west at Post Office Lane within 35m. The bus service which serves this route operates only once daily, however. Considering the poor accessibility to bus services at this location a negligible effect is expected on this SA objective.

A cycle path is provided at the eastern edge of the site.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 190 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Hagley Park Academy is located within 170m to the north east of the site. Fair Oak Academy is located to the north east of the site within 290m. As the education faculty located in close proximity to the site only serves older pupils a minor positive effect is expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 65 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed

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proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of an area of open space and a number of PRowS. A greenlink is adjacent to the site to the north east. A semi-natural greenspace is also adjacent to the site towards the north east. A further area of semi-natural greenspace is located within 130m to the south west of the site at Cannock Chase National Landscape. A public sports ground is located within 415m of the site to the north east. A number of PRowS are adjacent to the site to north east and south of the site. A significant positive effect is therefore expected on this SA objective.

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This housing site is unlikely to provide more than 100 homes and is therefore not expected to incorporate open space.

The significant positive effect is expected to be combined with an uncertain minor negative effect however. One of the identified PRowS passes within the boundaries of the site to the south and as such this use may be lost dependent upon the design of any development which might occur at this location.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	-

Justification

The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11 (it would form an extension to Slitting Mill). The site is however located within close proximity of Rugeley Town Train Station which might provide access to services or facilities further afield. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Rugeley town centre is the closest of these areas but is located to the north east of the site. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact four non-designated assets (Slitting Mill

Appendix E SA matrices for the site options

Pumping Station, Hagley Farm, The Horns Inn, and Slitting Mill and Mill Pond. The findings of the heritage impact work state that development at the site and associated works may result in total loss of significance or lowering of significance of the assets in question. It is recommended that the development strengthens screening around these assets and retains the pumping station, slitting mill and mill pond to mitigate harm. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work

R43a: Former Kodak Processing Site and Transport Depot, Redbrook Lane Industrial Estate, Brereton

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Chetwynd's Coppice Biodiversity Alert Site is located approximately 50m to the south west of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application

Appendix E SA matrices for the site options

stage. In addition it may be possible to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 2.7km to the south west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an ‘A’ road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	++

Justification

The site is located on brownfield land and is relatively large in size (70 homes are suggested). A significant positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on mostly brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR12 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is however located within 100m of the Cannock Chase National Landscape which is located to the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character a significant negative effect has been identified on this SA objective. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

Appendix E SA matrices for the site options

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 95m to the east at Talbot Road. A bus stop on Birch Lane is located within 130m of the site to the east. To the north also within 130m of the site another bus stop is located on Setterfield Way. All bus stops on these routes provide access to bus services which run once every 30 minutes. The site is also located within 960m of Rugeley Town Train Station which is to the north. A significant positive effect is therefore expected on this SA objective.

The site is not located within close proximity of a cycle path.

Appendix E SA matrices for the site options

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 70. A significant positive effect is therefore likely on this SA objective, as residential sites of 11 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a two of education facilities. Redbrook Hayes Community Primary School is located within 80m of the site to the north east. Chase View Community Primary School is located within 395m of the site to the north west. As both schools only serve younger students a minor positive effect is expected on this SA objective. The positive effect is uncertain as it will depend on the availability of school places.

This site is expected to provide 70 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

Appendix E SA matrices for the site options

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within 385m of the Brereton Surgery which is on Main Road to the east. The site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located adjacent to the site to the south west. Beyond this green link an area of semi-natural green space is located within 35m of the site. The closest area which has been identified within the Green Space Network (2012) is located to the north east of the site within 90m. The closest PRow is located within 65m of the site to the west by Cherry Tree Road. As such a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?

Justification

The site is located within Brereton (a Local Centre) and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities

Appendix E SA matrices for the site options

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

The site has been identified by the Council as currently being in employment use. As such providing residential development at this location may result in the loss of an existing employment site and a significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Brereton and is not within one of three identified town centres in Cannock Chase. Rugeley town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

**R43b: Former Milk Depot, Redbrook Lane
Industrial Estate, Brereton**

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Chetwynd's Coppice Biodiversity Alert Site is located approximately 205m to the south west of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific

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development proposals are made which would occur at planning application stage. In addition it may be possible to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 2.9km to the south west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an ‘A’ road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land and is relatively small in size (23 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on mostly brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR12 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is however located within 210m of the Cannock Chase National Landscape which is located to the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character a significant negative effect has been identified on this SA objective. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

Appendix E SA matrices for the site options

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 30m to the east at Talbot Road. A bus stop on Birch Lane is located within 125m of the site to the south east. To the north within 130m of the site another bus stop is located on Setterfield Way. All bus stops on these routes provide access to bus services which run once every 30 minutes. The site is also located within 965m of Rugeley Town Train Station which is to the north west. A significant positive effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 23. A significant positive effect is therefore likely on this SA objective, as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a two of education facilities. Redbrook Hayes Community Primary School is located within 20m of the site to the north. Chase View Community Primary School is located within 460m of the site to the west. As both schools only serve younger students a minor positive effect is expected on this SA objective. The positive effect is uncertain as it will depend on the availability of school places.

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This site is expected to provide 23 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within 355m of the Brereton Surgery which is on Main Road to the east. The site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

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SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located within 145m of the site to the south west. Beyond this green link an area of semi-natural green space is located within 175m of the site. The closest area which has been identified within the Green Space Network (2012) is located to the north of the site within 40m. The closest PRow is located within 135m of the site to the west by Cherry Tree Road. As such a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located within Brereton (a Local Centre) and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities

Appendix E SA matrices for the site options

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

The site has been identified by the Council as currently being in employment use. As such providing residential development at this location may result in the loss of an existing employment site and a significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Brereton and is not within one of three identified town centres in Cannock Chase. Rugeley town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R43a and R43b: Former Kodak Processing Site and Transport Depot and Former Milk Depot, Redbrook Lane Industrial Estate, Brereton

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Chetwynd's Coppice Biodiversity Alert Site is located approximately 50m to the south west of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the

Appendix E SA matrices for the site options

potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage. In addition, it may be possible to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 2.7km to the south west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an ‘A’ road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	++

Justification

The site is located on brownfield land and is relatively large in size (93 homes are suggested). A significant positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on mostly brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR12 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is however located within 100m of the Cannock Chase National Landscape which is located to the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character a significant negative effect has been identified on this SA objective. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

Appendix E SA matrices for the site options

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 25m to the east at Talbot Road. A bus stop on Birch Lane is located within 125m of the site to the south east. To the north also within 150m of the site another bus stop is located on Setterfield Way. All bus stops on these routes provide access to bus services which run once every 30 minutes. The site is also located within 960m of Rugeley Town Train Station which is to the north. A significant positive effect is therefore expected on this SA objective.

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The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 93. A significant positive effect is therefore likely on this SA objective, as residential sites of 11 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a two of education facilities. Redbrook Hayes Community Primary School is located within 20m of the site to the north east. Chase View Community Primary School is located within 380m of the site to the north west. As both schools only serve younger students a minor positive effect is expected on this SA objective. The positive effect is uncertain as it will depend on the availability of school places.

Appendix E SA matrices for the site options

This site is expected to provide 93 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within 350m of the Brereton Surgery which is on Main Road to the east. The site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located adjacent to the site to the south west. Beyond this green link an area of semi-natural green space, Chetwynd Coppice, is located within 35m of the site. The closest area which has been identified within the Green Space Network (2012) is located to the north east of the site within 60m. The closest PRow is located within 65m of the site to the west by Cherry Tree Road. As such a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located within Brereton (a Local Centre) and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities

Appendix E SA matrices for the site options

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

The site has been identified by the Council as currently being in employment use. As such providing residential development at this location may result in the loss of an existing employment site and a significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Brereton and is not within one of three identified town centres in Cannock Chase. Rugeley town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R43c, d, e, f, g: Sites at Redbrook Lane Industrial Estate, Brereton

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Chetwynd's Coppice Biodiversity Alert Site is located approximately 210m to the south west of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific

Appendix E SA matrices for the site options

development proposals are made which would occur at planning application stage. In addition it may be possible to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 2.9km to the south west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an ‘A’ road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land and is relatively small in size (24 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR12 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is however located within 265m of the Cannock Chase National Landscape which is located to the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character a significant negative effect has been identified on this SA objective. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

Appendix E SA matrices for the site options

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 60m to the north at Talbot Road. A bus stop on Birch Lane is located within 65m of the site to the east. To the north west within 240m of the site another bus stop is located on Setterfield Way. All bus stops on these routes provide access to bus services which run once every 30 minutes. The site however is not located within 1km of a train station. A minor positive effect is therefore expected on this SA objective.

The site is not located within close proximity of a cycle path.

Appendix E SA matrices for the site options

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 24. A significant positive effect is therefore likely on this SA objective, as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a two of education facilities. Redbrook Hayes Community Primary School is located within 70m of the site to the north. Chase View Community Primary School is located within 570m of the site to the north west. As both schools only serve younger students a minor positive effect is expected on this SA objective. The positive effect is uncertain as it will depend on the availability of school places.

This site is expected to provide 24 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

Appendix E SA matrices for the site options

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within 350m of the Brereton Surgery which is on Main Road to the east. The site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located within 110m of the site to the south west. An area of housing amenity land is located within 125m to the east by St Michael’s Road. An area of semi-natural green space is located within 240m of the site to the west. The closest area which has been identified within the Green Space Network (2012) is located to the north of the site within 115m by Talbot Road. The closest PRow is located within 220m of the site to the west where it runs to Cherry Tree Road. As such a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located within the settlement of Brereton which contains a Local Centre and therefore an uncertain minor positive effect is likely on this SA objective. Potential residents at the site are likely to be within close proximity to a limited number of services and facilities

Appendix E SA matrices for the site options

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

The site has been identified by the Council as currently being in employment use. As such providing residential development at this location may result in the loss of an existing employment site and a significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Brereton and is not within one of three identified town centres in Cannock Chase. Rugeley town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R43h: Land at Redbrook Lane, Brereton

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Chetwynd's Coppice Biodiversity Alert Site is located approximately 100m to the south west of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application

Appendix E SA matrices for the site options

stage. In addition it may be possible to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 2.8km to the south west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an ‘A’ road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land and is relatively small in size (20 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR12 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is however located within 180m of the Cannock Chase National Landscape which is located to the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character a significant negative effect has been identified on this SA objective. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located within 350m of a number of bus stops. The closest bus stop to the site is located within 120m to the east at Birch Lane. A bus stop on Talbot Road is located within 140m of the site to the north east. To the north west within 265m of the site another bus stop is located on Setterfield Way. All bus stops on these routes provide access to bus services which run once every 30 minutes. The site however is not located within 1km of a train station. A minor positive effect is therefore expected on this SA objective.

The site is not located within close proximity of a cycle path.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 20. A significant positive effect is therefore likely on this SA objective, as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a two of education facilities. Redbrook Hayes Community Primary School is located within 150m of the site to the north. Chase View Community Primary School is located within 500m of the site to the north west. As both schools only serve younger students a minor positive effect is expected on this SA objective. The positive effect is uncertain as it will depend on the availability of school places.

This site is expected to provide 20 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

Appendix E SA matrices for the site options

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within 410m of the Brereton Surgery which is on Main Road to the east. The site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located within 70m of the site to the west. Beyond this an area of semi-natural green space is located within 105m of the site also to the west. An area of housing amenity land is located within 195m to the east by St Michael’s Road. The closest area which has been identified within the Green Space Network (2012) is located to the north of the site within 160m by Talbot Road. The closest PRow is located within 120m of the site to the south west where it runs to Cherry Tree Road. As such a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located within the settlement of Brereton which contains a Local Centre. Therefore, an uncertain minor positive effect is likely on this SA objective. Potential residents at the site will be within close proximity to a limited number of services and facilities.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

The site has been identified by the Council as currently being in employment use. As such providing residential development at this location may result in the loss of an existing employment site and a significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Brereton and is not within one of three identified town centres in Cannock Chase. Rugeley town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R74: Land between Stonehouse Road and Stafford Brook Road, Etching Hill, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Etching Hill Site of Biological interest is adjacent to the site to the east. Stafford Brook SSSI is

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located to the north of the site within 350m. Cannock Chase SSI is also located within 810m to the south west. A section of the Cannock Chase SAC lies approximately 940m to the south west of the site.

As such, given that the biodiversity sites which might be affected by development at this location are a local designation within 250m and international or national designations between 250m and 1km, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

A minor negative but uncertain effect is also identified because new residential development within 15km of the Cannock Chase SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is not directly in or linked to an AQMA, so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an ‘A’ Road and therefore a negligible effect is identified in relation to noise pollution. The site is located on greenfield land most of which has been classified as Grade 3 Agricultural Land. As such a significant negative effect is expected in relation to land use. The significant negative effect is uncertain dependent upon whether the land is Grade 3a or Grade 3b Agricultural Land.

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The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality.

Overall an uncertain significant negative effect is likely on this SA objective. This effect relates to the potential loss of high quality agricultural land in particular.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on mostly greenfield land and is relatively small in size (25 homes are suggested). A minor negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing

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development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on mostly greenfield land but is located outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within SH06 (Sandstone Hills and Heath) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. The site is also located within the Cannock Chase National Landscape, however. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this

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designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on mostly greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it. As such a minor negative effect is expected on this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 25 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Etching Hill Church of England Primary School is located within 590m of the site to the north east. The site is however not located in close proximity to a secondary school and therefore a minor positive effect is expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 25 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of areas of open space and a number of PRowS. An area of semi-natural greenspace is located adjacent to the north east of the site and this area has been identified in the Green Space network (2012). A greenlink is located within 390m of the site to the east at Church Lane. Penk Drive North provides access to the nearest area of housing amenity land which is located to the north east of the site within 495m. Two PRowS can be accessed by the north eastern corner of the site where Etching Hill Road and Stafford Brook Road meet. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the western edge of Fernwood Drive which has been identified as a Local Centre. This area may therefore provide a good level of access to nearby community services and facilities for new residents. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within any of the identified town centres in Cannock Chase. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R83: Land at Gorse Lane, Cherry Tree Road, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site lies adjacent to locally designated Chetwynd Coppice BAS and not within proximity of any internationally or nationally designated biodiversity or geodiversity sites. In addition, this site is located approximately 2.3km from the Cannock Chase SAC and therefore within its 15km radius where residential development is likely to increase recreational pressure at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to locally designated sites provides an indication of potential adverse effects but uncertainty exists as appropriate mitigation measures may avoid some adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

This site consists of land classified as urban and non-agricultural. The site does not lie within a Source Protection Zone or adjacent to the strategic road network and it also does not lie within or link directly to an AQMA. As the site is on greenfield land classed as mainly urban land it is expected that development may have adverse effects on soils in the District. Therefore, a minor negative is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site consists of entirely greenfield land. In addition, this is a relatively large site with the expectation to provide 101 new homes. Therefore, a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation

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on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development at this location has the potential to result in an increase in impermeable surfaces in the District and thereby lead to an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The southern section of the site lies within the Cannock Chase National Landscape and it is situated within Forest Heathlands LCT which has been assessed as being of high sensitivity. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. The effect is uncertain

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given that the exact effect on the landscape will depend in part on the design of new development.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at Coppice Road, Setterfield Way, Coulthwaite Way and Queensway) which offer a range of bus services and routes. The site is also located within approximately 660m of Rugeley Town railway station. Therefore, a significant positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 101 new residential dwellings and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site lies adjacent to Chase View Community Primary School and is also within walking distance (600m) of St Joseph’s Catholic Primary School and Redbrook Hayes Community Primary School. There are also a number of secondary schools located nearby within the town of Rugeley which are likely to be accessible by bus. As such, an uncertain minor positive effect is likely as the effects depend on if the existing schools have the capacity for new students.

This site is expected to provide 101 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?

Justification

The site lies within 600m of a number of areas of open space identified in the Green Space Network (2012) and PROWs. The nearest open space includes housing amenity land adjacent to the northern boundary of the site, and semi-natural open space adjacent to the south of the site. Additionally, the site is adjacent to open space associated with Chase View Community Primary School however access to this is restricted. Several PROWs are accessible within 600m of the site, including those within the semi-natural open space to the south of the site. The closest PROW passes the south-eastern corner of the site. As the development of the site could provide over 100 homes it may incorporate new open space, although this is uncertain.

The site’s close proximity to the areas identified is likely to help encourage access to outdoor spaces for leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location is adjoining the settlement edge of Rugeley, which contains one of the District’s town centres. It is likely that due to the site’s location on the edge of Rugeley, community services and facilities will be easily accessed by the residents of the new development. In addition, the site is within close proximity of a number of sustainable transport links. Therefore, a significant positive effect is expected in relation to this SA objective.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R90: Land fronting Sheep Fair and the Old Mill, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

The Cannock Chase SAC lies approximately 2.6km to the west of the site, therefore a minor negative but uncertain effect is also identified because new residential development (as part of mixed use development) within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is adjacent to the A460 a potential minor negative effect is identified in relation to noise pollution although this may be mitigated through appropriate design measures. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a mixed minor positive and uncertain minor negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land and is relatively small in size (10 homes are suggested). A minor positive effect is likely as the redevelopment of the site

Appendix E SA matrices for the site options

would present potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR13 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is however within 650m of the Cannock Chase National Landscape, which is located to the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character a significant negative effect has been identified on this SA objective. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

Appendix E SA matrices for the site options

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located within 350m of a number of bus stops, including those within the bus station approximately 220m to the south-east. However, the site is located beyond 1km of Rugeley Trent Valley Train Station which is to the north east. The site is located adjacent to a cycle path. A minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 10. A significant positive effect is therefore likely on this SA objective, as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within close proximity (600m) of a number of education facilities. Chancel Primary School is located to the north east of the site within 450m and Churchfield Church of England Primary School is located within 410m of the site to the south. In addition, Hagley Park Academy and Fair Oaks Academy are located within 350m and 475m to the south-west of the site, respectively. As such a significant positive effect is expected on this SA objective. The significant positive effect is uncertain as it will depend on the availability of school places.

This site is expected to provide 10 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

Appendix E SA matrices for the site options

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within 300m of the Aelfgar Surgery which is located on Taylor’s lane to the north-east of the site. The site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces. The closest open space to the site is Elmore Park, approximately 20m to the south of the site. This area has been identified in the Green Space Network (2012). In addition, a large public sports ground is located 60m to the south of the site. Other nearby open space includes Hagley Park to the south, Rugeley Town Centre civic square, and several areas of amenity greenspace. The closest PRow is located within 345m of the site to the south west, cutting across the public sports ground. As such a significant positive effect is expected on this SA objective. This positive effect is expected to be combined with an uncertain minor negative effect given that the site includes an area of open space which have been identified in the Green Space Network (2012). This open space which may be lost as a result of development dependent on its

Appendix E SA matrices for the site options

layout and design. The relatively small size of the site means that it is not expected to incorporate open space as part of its development.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within the settlement of Rugeley which contains one of the District’s town centres and therefore a significant positive effect is likely on this SA objective. Potential residents at the site will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

The site will include employment uses (as part of mixed use development). As the development of this small site (0.11ha) for employment use is likely to result in provision of some new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Rugeley but it is outside of the town centre which is to the east. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R106: Land between Stonehouse Road and Shooting Butts Road, Etching Hill, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Cannock Chase SSSI is located to the west of the site within 460m. Cannock Chase SAC is located within 745m of the site also to the west. Stafford Brook SSSI is located to the north of the site within 770m. As such, given that the biodiversity sites which might be affected by development at this location are international or national designations, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure. A minor negative but uncertain effect is also identified because new residential development within 15km of the Cannock Chase SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an ‘A’ Road and therefore a negligible effect is identified in relation to noise pollution. A significant negative effect however is likely for preserving soils as the site lies on greenfield land which contains a significant portion of Grade 3 Agricultural Land. This significant negative effect is uncertain given that it is unclear whether this land is Grade 3a or 3b Agricultural Land. The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality. Overall an uncertain significant negative effect is likely on this SA objective. This effect relates to the potential loss of high quality agricultural land in particular.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land and is relatively small in size (33 homes are suggested). A minor negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

Appendix E SA matrices for the site options

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but most of the site is located outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within SF08 (Ancient Settled Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. SF08 has been identified as having a moderate level of sensitivity to development. The site is also located within the Cannock Chase National Landscape, however. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 33 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity (600m) of the site. As such a minor negative effect is likely on this SA objective. This site is expected to provide 33 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes. This uncertain minor negative effect is dependent upon capacity at existing schools within the District to accommodate new pupils.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of areas of open space and a number of PRoWs. The closest open space to the site is an area of semi-natural greenspace which is located within 135m of the site to the north. An area of land which has been identified within the Green Space Network (2012) is located within 165m to the north east of the site. Much of this area consists of a private sports ground and allotments which are restricted. The northern part of this land is semi-natural greenspace to which access is unrestricted. Further semi-natural greenspace is access within 500m of the site to the south within the Cannock Chase National Landscape. A PRoW is located at the southern boundary of the site by Stonhouse Road. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south western edge of Fernwood Drive which has been identified as a Local Centre. This area may therefore provide a good level of access to nearby community services and facilities for new residents. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within any of the identified town centre locations of Cannock Chase. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage

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people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R112: Land between the Rising Brook and Hednesford Road, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation

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pressure etc. Slitting Mill Brook, a Biodiversity Alert Site, is located approximately 200m north west of the site designation.

As such, given that the biodiversity site which might be affected by development at this location is a local designation, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

A section of the Cannock Chase SAC lies approximately 1.3km to the south west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is not directly in or linked to an AQMA, so a negligible effect is expected in terms of air quality. As the site is adjacent to the A460 development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the appropriate design and layout of the site. A significant negative effect is likely for preserving soils as the site lies on greenfield land which is entirely classified as Grade 3 Agricultural Land. This significant negative effect is uncertain dependent on whether this land is Grade 3a or 3b Agricultural Land. The site also lies within Source Protection Zone 3 and therefore development at this location may have an adverse impact on local water quality. Overall an uncertain significant

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negative effect is likely on this SA objective. This effect relates to the potential loss of high quality agricultural land in particular.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land and is relatively large in size (210 homes are suggested). A significant negative effect is likely as the development of the site would present reduced opportunities for the re-use of materials and buildings, particularly when compared with previously developed brownfield sites.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under

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other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land and the entirety of the site lies within flood zone 1. Therefore, a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within SF07 (Ancient Settled Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. SF07 has been identified as having a moderate level of sensitivity to development. The site is also located entirely within the Cannock Chase National Landscape to the west, however. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located approximately 1km south west of Rugeley Town Train Station. In addition, there are a number of bus stops within 350m of the site designation. These include several along Hednesford Road along the southern boundary of the site. The bus services along this route run every 30 minutes. Furthermore, there are a number of routes of the Cannock Chase Cycle Network located within approximately 400m from the site. However, due to their location within the SAC it is unlikely this route would be used for commuting and day to day travel. As such, a significant positive effect is expected on this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 210 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Chase View Community Primary School is located within 525m of the site to the east. This site is expected to provide 68 dwellings and will not allow for new primary provision onsite, as the threshold for this provision is around 700 homes in Cannock Chase. Therefore, an uncertain minor positive effect is likely in relation to this SA objective as it will depend on the availability of school places for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of areas of open space and a number of PRowS. The housing amenity land at The Birches contains a playground and is located within 50m of the site to the east and Hednesford Road/Rutland Avenue provide further access to housing amenity land within 110m of the site to the east. Both have been identified within the Green Space Network (2012). There is a PRow located along the eastern boundary of the site, which could be lost dependent upon the design of any scheme which might come forward. In addition, the site’s location within the National Landscape is likely to encourage access for outdoor recreation and leisure. Therefore, a mixed significant positive and uncertain minor negative effect is likely in relation to this SA objective. The relatedly large size of the site may provide oppporuntties for the incorporation of new open space, however, this is uncertain.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located on the south western edge of Rugeley which contains on of the District’s town centres and therefore a significant positive effect is likely on this SA objective. Potential residents at the site would be provided will a good level of access to a number of community services and facilities.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Rugeley town centre is the closest of these areas but is located to the north east of the site. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a non-designated asset (Upper Birches Farm). The asset is wholly within the site and the remainder of the site represents the remains of the asset’s agricultural setting and makes an important contribution to its significance. Retention and restoration of the historic buildings and distancing/screening development from them is recommended to mitigate harm. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts will be dependent upon the design of the new development at the site which is currently unknown.

R127: Rugeley Power Station, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

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However, the Cannock Chase SAC lies approximately 3.7km to the west of the site, therefore a minor negative but uncertain effect is identified because new residential development (as part of a mixed use scheme) within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. The site is located adjacent to the A51 to the south and west and therefore a minor negative effect is identified in relation to the potential for adverse impacts of noise pollution on the site. This negative effect is uncertain given that it may be possible to mitigate any adverse impacts on residential amenity in terms of noise pollution. The site is located on mostly brownfield land and as such development at this location would result in the use of a large area of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a mixed effect (minor positive/uncertain minor negative) is therefore expected on this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	++

Justification

The site is located on mostly brownfield land on which the Rugeley Power Station lies. It is relatively large in size (with a capacity of 1,000 dwellings). A significant positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on mostly brownfield land and is mostly outside of flood zone 3. The most northern part of the site is located in flood zone 3 but it is expected that this area of the site can be avoided when new development is being provided. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within TV01 and TV02 both of which are classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on mostly brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is also located within 850m of Rugeley Trent Valley railway station and is not within 350m of any bus stops. A designated cycle route included in the Cannock Chase Cycle Network runs parallel to the south western boundary of the site, along the A51. There is potential that the above options will encourage the use of sustainable modes of transport to commute. Therefore, a minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site has an indicative capacity of 1,000 dwellings. As such this is one of the largest residential led sites considered. A significant positive effect is therefore likely on this SA objective given that sites which allow for 10 homes or more are expected to make affordable housing provision

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++/-?

Justification

The site is not located within close proximity (600m) of any education facilities. As such the new homes provided at this location would not provide residents with a good level of access to existing education facilities. The site has an indicative capacity of 1,000 dwellings and as such the development could result in new primary provision onsite. A mixed significant positive and minor negative effect is therefore likely on this SA objective, although this is uncertain, as it will depend in part on the availability of existing school places.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of this residential led site option on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. As such the new homes provided at this location would not provide residents with a good level of access to existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located within 175m of the site to the west. St Joseph and St Etheldreda churchyard and cemetery is located within 545m of the site also to the west. The closest public sports ground to the site is located within 515m by Station Road and Market Street to the north west. The closest PRow is located within 370m of the site to the north east where it runs to Blithbury Road. As such a significant positive effect is expected on this SA objective.

This significant positive effect is expected to be combined with an uncertain minor negative effect however, given that part of the site contains an area of land which has been identified in the Green Space Network (2012). This area makes up part of a private sports ground (a golf course), however as it is identified in the Green Space Network (2012), it is considered that this area plays some role in the provision of open spaces for leisure and recreational use for the general public. As such the provision of residential led development at this location may result in the loss of open space for recreational or leisure use, dependent upon its design.

This site could allow for opportunities to incorporate areas of open space (sites which include over 100 new homes are expected to provide increased opportunities for the incorporation of new open space).

Appendix E SA matrices for the site options

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the northern edge of Brereton which has been identified as a Local Centre in Policy CP11 of the Local Plan (Part 1). This area may therefore provide a good level of access to nearby community services and facilities for employees during break times and outside of working hours. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

This option is considered for residential use only. The Rugeley Power Station site recently closed and previously accommodated approximately 150 employees. The development of the site would result in the loss of land that previously support employment uses in the District. A significant negative effect is therefore recorded in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Rugeley but it is outside of the town centre which is to the west. The development of the site would therefore not help to enhance the appearance of the built environment in the town centre or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R139: Heron Court, Heron Street, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites. The Cannock Chase SAC lies approximately 3.1km to the west of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an 'A' road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously

Appendix E SA matrices for the site options

developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality. Overall, a minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land and is relatively small in size (10 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are

Appendix E SA matrices for the site options

within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on mostly brownfield land and is closely surrounded by areas of flood zone 2 and 3. However, as the boundary of the sites lies outside flood zone 2 and 3, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR13 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

Appendix E SA matrices for the site options

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops. The site is located in close proximity to a number of bus stops on Elmore Lane which is to the west within 280m. These bus stops provide access to bus services which run one every 30 minutes. The site is also located within 550m of Rugeley Trent Valley Train Station which is to the south west. As such a significant positive effect is expected on this SA objective.

The site is not located within close proximity of an existing cycle path.

Appendix E SA matrices for the site options

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 10. A significant positive effect is therefore likely on this SA objective, as residential sites of 10 homes or more are required to make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a two of education facilities. Churchfield Church of England Primary School is located within 330m of the site to the south west. Chancel Primary School is located within 520m of the site to the north west. As both schools only serve younger students a minor positive effect is expected on this SA objective. The positive effect is uncertain as it will depend on the availability of school places.

This site is expected to provide 10 new homes and so it is unlikely that new primary provision onsite would be a result, as the threshold for this provision is around 700 homes in Cannock Chase.

Appendix E SA matrices for the site options

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within 545m of the Aelfgar Surgery which is on Taylor’s Lane to the north west. The site is not located within close proximity of a hospital. Therefore, a minor positive effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m/walking distance) of a number of open spaces and PRowS. Joseph and St Etheldreda churchyard and cemetery is located within 15m of the site also to the south west. A green link is located to the north east of the site within 80m. A civic square is located to the west of the site within 90m at Rugeley Town Centre. As such a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++

Justification

The site is located within one of the District's centres, Rugeley and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

Appendix E SA matrices for the site options

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Rugeley but it is outside of the town centre which is to the west. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a designated asset (Roman Catholic Church of St Joseph and St Etheldreda), the Talbot St. – Lichfield St. Conservation Area, and a non-designated asset (Heron Court). The site makes a contribution to the significance of the each of these assets and makes a major contribution to the significance of the church and the Conservation Area. Retention of Heron Court, high quality design and small scale development is recommended to mitigate harm. As such, a minor significant effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

R144b: The Fairway Motel, Horsefair, Rugeley

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites. The Cannock Chase SAC lies approximately 2.9km to the west of the site, therefore a minor negative but uncertain effect is identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an 'A' road, a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land but is relatively small in size (17 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present potential for the re-use of materials and buildings which are already onsite.

Appendix E SA matrices for the site options

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR13 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. However, the site is within 960m of the Cannock Chase National Landscape, which is located to the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character a significant negative effect has been identified on this SA objective. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there may be opportunities for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops, including bus stops located at Rugeley bus station approximately 70m west of the site. The site is also located within approximately 460m of Rugeley Town Train Station which is to the south. It lies within close proximity to a cycle path which is to the north west. A significant positive effect is therefore expected on this SA objective.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 17 and so a significant positive effect is likely as sites of 10 homes or more will make affordable housing provision.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within close proximity (600m) of a number of education facilities. Chancel Primary School is located to the north of the site within 550m and Churchfield Church of England Primary School is located within 210m of the site to the south. In addition, Hagley Park Academy is located within

Appendix E SA matrices for the site options

approximately 530m to the west of the site. As such, a significant positive effect is expected on this SA objective. The significant positive effect is uncertain as it will depend on the availability of school places.

This site is expected to provide 17 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Heath Hayes Health Centre and Chase Medical Practices (NHS) is located 500m north west of the site. There are no hospitals within 600m. A minor positive effect is therefore likely on this SA objective.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces. The closest open space to the site is Elmore Park, approximately 160m to the west of the site which has been identified as part of the Green Space Network (2012). In addition, Rugeley Town Centre civic square is located 60m from the site’s western boundary. A large public sports ground is located 250m to the south-west of the site. The closest PRow is located within 450m of the site to the south west, cutting across the public sports ground. As such a significant positive effect is expected on this SA objective. The site is not expected to accommodate more than 100 homes meaning that onsite open space is unlikely to be incorporated.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within the built up area of Rugeley within which one of the District’s town centres is found. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	-?

Justification

This site is located within the town centre boundary of Rugeley and therefore there is potential that new mixed use development at this site will play a role in enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site falls within site R144a which has also been appraised through the SA. Site R144a has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a non-designated asset (Building to rear of 1 Upper Brook Street), the Talbot St. – Lichfield St. Conservation Area and Rugeley Town Centre Conservation Area. The development of the site is likely to have only a very low or low impact on the significance of the two Conservation Areas. Site R144a site does not contribute to the significance of the Listed Building to rear of 1 Upper Brook Street. As such, taking into consideration the heritage impact assessment findings for site R144a, a minor negative effect is recorded for site R144b in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

R145/RE19: Market Street garages, Rugeley (incorporating BT telephone exchange)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

The Cannock Chase SAC lies approximately 3km to the west of the site, therefore a minor negative but uncertain effect is also identified because new residential development (as part of mixed use development) within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an 'A' road, a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land but is relatively small in size (28 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new residential development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of residential development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on brownfield land, however the majority of this land is located within flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR13 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops, including all bus stops located at Rugeley bus station approximately 240m west of the site. The site is also located approximately 470m north of Rugeley Town Train Station. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 28 and so a significant positive effect is likely as sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a number of primary schools. Chancel Primary School is located to the north west of the site within 130m, and Churchfield Church of England Primary School is located within 500m of the site to the south. However, the site does not lie within 600m of an existing secondary school, so therefore an uncertain minor positive effect is likely. The effect is uncertain given that it will depend in part upon sufficient capacity being present at existing schools to accommodate new pupils.

This site is expected to provide 28 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new residential development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within approximately 200m of Aelfgar Surgery to the west of the site, however the site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces. The closest open space to the site is St. Augustine’s Churchyard, approximately 60m to the north of the site which has been identified as part of the Green Space Network (2012). In addition, Rugeley Town Centre civic square is located approximately 40m to the south of the site. There are no PRowS within 600m of the site. As such a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within the existing urban area of Rugeley within which one of the District’s town centres is located. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Rugeley and therefore there is potential that residential development at this site will play a role in enhancing the town centre by encouraging increased levels of footfall to this location. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R156: Land adjacent to Birchbrae, Chaseley Road, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 350m from the Cannock Chase SSSI and SAC and 500m of Stafford Brook SSSI. In addition, the site is in roughly 440m from locally designated Etching Hill SBI and RIG. Due to this sites proximity to the Cannock Chase SAC, it is within the 15km radius where residential development is likely to increase recreational pressure at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to internationally designated sites provides an indication of potential adverse effects but uncertainty exists as appropriate mitigation measures may avoid some adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

This site consists of predominantly Grade 3 agricultural land however land towards the north eastern corner of the site is classified as urban. Furthermore, this site lies entirely within Source Protection Zone 3. The site is not situated adjacent to the strategic road network and does not lie within or link directly to an AQMA. Therefore, a significant negative effect is likely. However, this is uncertain as the effect on water quality from development is unknown at this stage and also it is unknown if soils fall within the Grade 3a or 3b classification.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site consists of entirely greenfield land. This is a relatively small site with the expectation to provide 45 new homes. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development at this location has the potential to lead to an increase in impermeable surfaces in the District and thereby may result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site lies entirely within the Cannock Chase National Landscape and is situated within a Sandstone Hills and Heath LCT which has been assessed as being of moderate sensitivity. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. The effect is uncertain given that the precise effect on the landscape will depend in part on the design of new development.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is in excess of 350m to a bus stop and 1km to the nearest railway station. A cycle path does not directly pass the site. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 45 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

The site lies excess of walking distance (600m) to the nearest primary or secondary school, yet there are several located within the town of Rugeley where the site is located on the settlement edge. As such, an uncertain minor negative effect is likely as the effects depend on if the existing schools have the capacity for new students.

Appendix E SA matrices for the site options

This site is expected to provide 45 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a large site identified in the Green Space Network (2012) and a number of PROWs. This includes a number of amenity greenspaces and areas of semi-natural greenspace proximity to which is likely to help provide new residents with a good level of access to outdoor spaces for leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective. Given that the site is expected to provide less than 100 homes it is not expected to incorporate new open space.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location is adjoining the settlement edge of Rugeley, which contains one of the District’s town centres. It is likely that due to the site’s location on the edge of Rugeley, community services and facilities will be easily accessed by the residents of the new development. Therefore, a significant positive effect is expected in relation to this SA objective.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a non-designated asset (Historic field boundary within the site), however this has low significance. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts will be dependent upon the design of the new development at the site which is currently unknown.

R157: Land at Chaseley Road/Stafford Road, Etchinghill, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 400m of Stafford Brook SSSI and 500m from the Cannock Chase SSSI and SAC. In addition, the site is roughly 250m from locally designated Etching Hill SBI and RIG. Due to this sites proximity to the Cannock Chase SAC, it is within the 15km radius where residential development is likely to increase recreational pressure at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to internationally designated sites provides an

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indication of potential adverse effects but uncertainty exists as appropriate mitigation measures may avoid some adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

This site consists of predominantly Grade 3 agricultural land however land towards the south eastern boundary of the site is classified as urban. The majority of the site lies within Source Protection Zone 3 but is not situated adjacent to the strategic road network. It also does not lie within or link directly to an AQMA. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. This however is uncertain as the effect on water quality from development of this site is unknown at this stage and it is unknown if soil within the site falls within the Grade 3a or 3b classification.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site consists of entirely greenfield land. This is a relatively small site with the expectation to provide 49 new homes. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies almost entirely within Flood Zone 1, however there is an area of flood zone 3 within 50m north of the site along Stafford Brook. As it is a greenfield site development at this location has the potential to lead an increase in impermeable surfaces in the District and thereby result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site lies entirely within the Cannock Chase National Landscape and is situated within a Sandstone Hills and Heath LCT which has been assessed as being of moderate sensitivity. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. The effect is uncertain considering that any effect of the landscape will depend in part on the design of new development.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is in excess of 350m to a bus stop and 1km to the nearest railway station. Furthermore, a cycle path does not pass by the sites. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 49 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

The site lies outside of walking distance (600m) of the nearest primary or secondary school, yet there are several located nearby within the town of Rugeley where the site is located on the settlement edge. As such, an uncertain minor negative effect is likely as the effects depend on if the existing schools have the capacity for new students.

This site is expected to provide 49 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a large area of open space identified in the Green Space Network (2012) and a number of PROWs. In addition, the site’s proximity to Cannock Chase National Landscape is also likely to provide new residents with a good level of access to outdoor spaces for leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective. Given that the site is expected to provide less than 100 homes it is not expected to incorporate new open space.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location is adjoining the settlement edge of Rugeley, one of the District’s town centres. It is likely that due to the site’s location on the edge of

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Rugeley, community services and facilities will be easily accessed by the residents of the new development. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R158: Land at Stonehouse Road, Etchinghill, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 650m from the Cannock Chase SSSI and SAC and 900m from Stafford Brook SSSI. Due to this sites proximity to the Cannock Chase SAC, it is within the 15km radius where residential development is likely to increase recreational pressure at the site. Therefore, an

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uncertain minor negative effect is likely in relation to this SA objective as the proximity to internationally designated sites provides an indication of potential adverse effects but uncertainty exists as appropriate mitigation measures may avoid some adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

This site is made up entirely of land classified as urban. The site lies within Source Protection Zone 3 and is not situated on the strategic road network. It also does not lie within or link directly to an AQMA. Therefore, an minor negative effect is likely in relation to this SA objective. The effect however is uncertain as the effect on water quality from development of this site is unknown at this stage.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site consists of entirely greenfield land. In addition, this is a relatively small site with the expectation to provide 25 new homes. Due to the scale of the site it is likely that adverse impacts will be manageable and mitigation measure will be

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enforced. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development at this location has the potential to result in an increase in impermeable surfaces in the District and thereby lead to an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site lies entirely within the Cannock Chase National Landscape and is situated within a Settled Heathlands LCT which has been assessed as being of moderate sensitivity. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. The effect is uncertain given that the exact any impact on the landscape will depend in part upon the design of new development.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is in excess of 350m to a bus stop and 1km to the nearest railway station. A cycle path does not pass in close proximity to the site. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 25 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site lies within walking distance (600m) of John Bamford Primary School. There are also several other primary and secondary schools located nearby within the town of Rugeley. As such, an uncertain minor positive effect is likely as the effects depend on if the existing schools have the capacity for new students.

This site is expected to provide 25 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies 100m from a large area of open space identified in the Green Space Network (2012) and a number of PROWs. This includes a number of areas of amenity greenspace and semi-natural greenspaces. The proximity of these areas of open space is likely to help encourage access to outdoor spaces for leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective. Given that the site is expected to provide less than 100 homes it is not expected to incorporate new open space.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location is adjoining the settlement edge of Rugeley, which contains one of the District’s town centres. It is likely that due to the site’s location on the

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edge of Rugeley, community services and facilities will be easily accessed by the residents of the new development. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R159: Land at Greenfields Farm, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site lies adjacent to locally designated Chetwynd Coppice BAS and not within proximity of any internationally or nationally designated biodiversity or geodiversity sites. In addition, this site is located approximately 2km from the Cannock Chase SAC and therefore within its 15km radius where residential development is likely to increase recreational pressure at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA

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objective as the proximity to locally designated sites provides an indication of potential adverse effects but uncertainty exists as appropriate mitigation measures may avoid some adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

This site consists of predominantly land classified as urban. The southern corner of the site is classed as non-agricultural land. In addition, half of site lies within Source Protection Zone 3. The site does not lie adjacent to the strategic road network and it also does not lie within or link directly to an AQMA. Therefore, a minor negative effect is likely in relation to this SA objective. This however is uncertain as the effect on water quality from development of this site is unknown at this stage.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site consists of entirely greenfield land, with the exceptions of two small barn buildings. In addition, this is a relatively large site with the expectation to provide 80 new homes. Therefore, a significant negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development at this location has the potential to result in an increase in impermeable surfaces in the District and thereby lead to an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The southern section of the site lies within the Cannock Chase National Landscape and it is situated within Forest Heathlands LCT which has been assessed as being of high sensitivity. Therefore, an uncertain significant negative effect is likely in relation to this SA objective. The effect is uncertain given that the exact effect on the landscape will depend in part on the design of new development.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at Lansbury Road and Chetwynd Close) which offer a range of bus services and routes. The site is also located within approximately 800m of Rugeley Town railway station. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 80 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site lies adjacent to Chase View Community Primary School and is also within walking distance (600m) of St Joseph’s Catholic Primary School and Redbrook Hayes Community Primary School. There are also a number of secondary schools located nearby within the town of Rugeley which are likely to be accessible by bus. As such, an uncertain minor positive effect is likely as the effects depend on if the existing schools have the capacity for new students.

This site is expected to provide 80 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a number of areas of open space identified in the Green Space Network (2012) and PROWs. This includes a number of amenity greenspaces as well as a number of semi-natural greenspaces and the site’s close proximity to these areas is likely to help encourage access to outdoor spaces for leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective. Given that the site is expected to provide less than 100 homes it is not expected to incorporate new open space.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location is adjoining the settlement edge of Rugeley, which contains one of the District’s town centres. It is likely that due to the site’s location on the

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edge of Rugeley, community services and facilities will be easily accessed by the residents of the new development. In addition, the site is within close proximity of a number of sustainable transport links. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R187: Land adjacent to Heathfields Farm, Chaseley Road/Stonehouse Road, Etchinghill, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. This site is within approximately 770m from the Cannock Chase SSSI and SAC and 940m from Stafford Brook SSSI. Due to the site's proximity to the Cannock Chase SAC, it is within the 15km radius where residential

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development is likely to increase recreational pressure at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to internationally designated sites provides an indication of potential adverse effects. Uncertainty is attached to the negative effect recorded given that appropriate mitigation measures may help to avoid some adverse effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

This site is made up entirely of greenfield land that is classified as urban. The site lies within Source Protection Zone 3 and is not situated adjacent to the strategic road network. It also does not lie within or link directly to an AQMA. Therefore, a minor negative effect is likely in relation to this SA objective. The effect however is uncertain as the effect on water quality from development of this site is unknown at this stage.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site consists of entirely greenfield land. It is a relatively small site with the expectation to provide 20 new homes. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development at this location has the potential to result in an increase in impermeable surfaces in the District and thereby lead to an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site lies entirely within the Cannock Chase National Landscape. The majority of the area lies away from the existing development within the settlement edge at Rugeley. Most of this land is situated within a Settled Heathlands LCT which has been assessed as being of moderate sensitivity. Overall, an uncertain significant negative effect is likely in relation to this SA objective. The effect is uncertain given that the exact any impact on the landscape will depend in part upon the design of new development.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is in excess of 350m to a bus stop and 1km to the nearest railway station. A cycle path does not pass in close proximity to the site. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 20 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site lies within walking distance (600m) of John Bamford Primary School. The site is not within 600m distance of a secondary school. As such, an uncertain minor positive effect is likely as the effects depend on if the existing schools have the capacity for new students.

This site is expected to provide 20 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

This site is in excess of 600m to the nearest GP or hospital. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies 100m from a large area of open space identified in the Green Space Network (2012) and a number of PROWs. This includes a number of areas of amenity greenspace and semi-natural greenspaces. The proximity of these areas of open space is likely to help encourage access to outdoor spaces for leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective. Given that the site is expected to provide less than 100 homes it is not expected to incorporate new open space.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location is adjoining the settlement edge of Rugeley, which contains one of the District’s town centres. It is likely that due to the site’s location on the

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edge of Rugeley, community services and facilities will be easily accessed by the residents of the new development. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unlikely that development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R189: Land off Lichfield Road, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

The Cannock Chase SAC lies approximately 3.1km to the west of the site, therefore a minor negative but uncertain effect is also identified because new residential development (as part of mixed use development) within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

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Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an 'A' road, a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land and is relatively small in size (20 homes are suggested). A minor positive effect is likely as the redevelopment of the site

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would present potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new residential development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of residential development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR13 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops, including those located at Rugeley bus station approximately 300m south of the site. The nearest bus stops are located approximately 40m west of the site on Anston Street. The site is also located approximately 780m north of Rugeley Town Train Station and approximately 810m south of Rugeley Trent Valley Train Station. The site is located within close proximity to a cycle path. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 20 and so a significant positive effect is likely as sites of 10 homes or more will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a number of primary schools. Chancel Primary School is located to the north of the site within 550m, Churchfield Church of England Primary School is located within 200m of the site to the south west, and St Joseph’s Catholic Primary School is located within 570m of the site to the south. However, the site does not lie within 600m of an existing secondary school, so therefore an uncertain minor positive effect is likely. The effect is uncertain given that it will depend in part upon sufficient capacity being present at existing schools to accommodate new pupils.

This site is expected to provide 20 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new residential development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate

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lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within approximately 550m of Aelfgar Surgery to the north west of the site and within approximately 560m of Sandy Lane Surgery to the south west of the site. The site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces. The closest open space to the site is St. Joseph and St. Etheldreda Churchyard, adjacent to the northern boundary of the site which has been identified as part of the Green Space Network (2012). In addition, Rugeley Town Centre civic square is located approximately 70m to the west of the site.

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A large public sports ground is located 340m to the west of the site. The closest PRow is located within 530m of the site to the south west, cutting across the public sports ground. As such a significant positive effect is expected on this SA objective. Given that the site is expected to provide less than 100 homes it is not expected to incorporate new open space.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Rugeley and at the periphery of the town centre in that settlement. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unlikely that development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. It is noted that Rugeley town centre is located adjacent to the site in the west. A negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R194: Pear Tree Youth Centre, Hislop Road, Rugeley, WS15 1LS

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is not located within close proximity of any international, national or local designated conservation sites. As the Cannock Chase SAC lies approximately 2.7km to the west and south-west of the site, a minor negative but uncertain effect is identified on this SA objective because new residential development within 15km of this SAC could contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is not located within or directly linked to an AQMA and is not adjacent to the strategic road network. Therefore, negligible effects are identified in relation to noise and air pollution. The site lies entirely within urban classified land and as the site is on brownfield land, it is expected that development here will encourage the preservation of high quality soils in the District. A minor positive effect is therefore recorded in relation to this aspect of the SA objective. A minor negative effect is likely on water quality as the west section of the site lies within Source Protection Zone 3. This negative effect, however, is uncertain as there may be potential for the design of the site to address potential issues relating to water quality. Overall a mixed minor positive and uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.67ha and would accommodate 18 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The Cannock Chase National Landscape lies approximately 365m to the south of the site and so a significant negative effect is likely on this SA objective. The negative effects of new development on this SA objective will depend largely on its design, which is not yet known; therefore an uncertainty is attached at this stage. The site is located within the UR12 as identified in the Landscape Character Assessment for Cannock Chase District. As this is classified as urban, a negligible effect is expected on this SA objective. Overall an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

Rugeley Train Station is located approximately 410m north of the site, and there are several bus stops located within 350m of the site, including four bus stops on Queensway and two bus stops on Sandy Lane, all of which are served every 30 minutes. A significant positive effect is therefore likely on this SA objective. There is also a cycle path within 350m of the site.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 18 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

St. Joseph’s Catholic Primary School is located approximately 140m to the east of the site, Chase View Community Primary School is 230m to the south, and

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Redbrook Hayes Community Primary School 470m to the south-east. Additionally, Churchfield Primary School and Hagley Park Academy are within walking distance of the site. Therefore, a minor positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places. This site is expected to provide 18 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Sandy Lane Surgery is located approximately 370m north of the site. There are no hospitals within 600m of the site and therefore a minor positive effect is likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of several open spaces and PRoWs. Nearby open space primarily consists of amenity greenspace, semi-natural greenspace and the private sports ground at Lea Hall Park. A PRoW that can be accessed on Sandy Lane (A460) is located approximately 230m north-west of the site, and a PRoW accessible from Sutton Close is located approximately 280m south-east of the site. This positive effect is expected to be combined with an uncertain minor negative effect given that the site includes an institutional area of green space which have been identified in the Green Space Network (2012). Therefore, development at this location would result in the loss of this area of open space dependent upon the design of any scheme which might come forward. Overall an uncertain mixed effect (significant positive and minor negative) is likely on this SA objective. Given that the site is expected to provide less than 100 homes it is not expected to incorporate new open space.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Rugeley which contains one of the District’s town centres. Therefore, a significant positive effect is likely on this SA objective as potential residents are likely to be within close proximity to a range services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in employment use and therefore a negligible effect is likely on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

Although the site is located within Rugeley, it is not located within its town centre, so a negligible effect is likely on this SA objective. The site’s development is unlikely to affect the town centre’s viability and vitality.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R208: Castle Inn, 141, Main Road, Brereton

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

The Cannock Chase SAC lies approximately 3.9km to the north west of the site, therefore a minor negative but uncertain effect is identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. The site is located adjacent to the A460 to the west meaning there is potential for adverse effects as a result of noise pollution. It is noted that there is potential for mitigation however meaning the minor negative effect likely is recorded as uncertain. The site contains a large portion of brownfield land (the Castle Inn is present onsite) and therefore development at this location would result in the use of land which has previously been developed meaning a minor positive effect is expected in terms of land use. The site is not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a mixed effect (minor positive/minor negative) is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site contains a large portion of brownfield land (part of the site accommodates the Castle Inn) and is quite small in size (27 homes are

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suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site contains a large portion of brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR11 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. However, the site is located within 680m of the Cannock Chase National Landscape which is located to the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character a significant negative effect has been identified on this SA objective. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site contains a large portion of brownfield land and as such its development is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of this approach.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are a number of bus stops within 350m of the site. The closest of these is adjacent to the site on Main Road to the west. Further bus stops are located to the east on Seabrooke Road, the closest of which is located within 100m. All identified bus stops provide access to services which operate once every 30 minutes. The site is not located within 1km of a train station, however. A minor positive effect is therefore expected on this SA objective.

The site is also adjacent to an existing cycle path on Main Road to the west.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 27 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

Hob Hill Church of England/Methodist Primary School is located within 370m of the site to the south east. Redbrook Hayes Community Primary School is located approximately 507m to the north west of the site. As both of the identified schools accommodate only young pupils the positive effect expected on this SA objective is likely to be minor. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 27 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of

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development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within close proximity of one health facility; Brereton Surgery is approximately 215m to the north west of the site on Main Road. There is no hospital within 600m of the site. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRoWs. The closest open space to the site is located at St Michael's Churchyard which is within 75m to the west. This open space has been identified in the Green Space Network (2012). Ravenhill Park is within 280m of the site to the north. A green link is located to the west of the site within 500m. Access to a PRoW is provided by Main Road within 55m of the site to the north.

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A significant positive effect is expected on this SA objective given that the site would provide nearby access to a number of open spaces and a PRoW.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located towards the southern edge of Brereton (a Local Centre) and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Brereton and is not within one of three identified town centres in Cannock Chase. Rugeley town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R221: Former Hart School, Burnthill Road, Rugeley, WS15 2HZ (Hagley Park)

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. A Biodiversity Alert Site, Slitting Mill Brook, lies approximately 120m to the west of the site. As such a minor negative effect is expected. Uncertainty is attached as appropriate mitigation may avoid adverse effects and may even result in beneficial effects.

As the Cannock Chase SAC lies approximately 2.1km to the west of the site, a minor negative but uncertain effect is identified on this SA objective because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an 'A' road a negligible effect is identified in relation to noise pollution. The site lies on brownfield land and as such a minor positive effect is expected in relation to preserving soils. A minor negative effect is likely on water quality as the site lies within Source Protection Zone 2 and 3, this negative effect however is uncertain as the effects of new development on water quality is unknown at this stage. Overall, a mixed minor positive and uncertain minor negative effect is likely on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	++

Justification

The site is located on brownfield land and is relatively large in size (145 homes are suggested). A significant positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within SF07 (Ancient Settled Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. SF07 has been

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identified as having a moderate level of sensitivity to development. The site is also within 600m of the Cannock Chase National Landscape, which is located to the south and the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character, a significant negative effect has been identified on this SA objective. The significant negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there may be opportunities for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of Rugeley Town Train Station which is located to the east. The closest bus stop to the site is located to the east within 180m at Sandy Lane. The bus service accessible at this bus stop operates once every 30 minutes. As such a significant positive effect is expected on this SA objective.

An existing cycle path runs along the site’s southern boundary.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 145 and so a significant positive effect is likely as residential sites of 10 homes or more will incorporate affordable housing provision.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

E.1 The site is within 180m of the former Fair Oak Academy section of the Hart School to the west. St Joseph’s Catholic Primary School and Churchfield Primary School are located within 600m to the east and north east. As such, a significant positive effect is expected. This positive effect is uncertain, as it will depend on the availability of school places.

This site is expected to provide 145 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. However, the site contains part of the Hart School and its redevelopment would result in the loss of some school facilities in the area. Therefore, a minor negative effect is expected in combination with the significant positive effect.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

Appendix E SA matrices for the site options

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within 220m of the Sandy Lane Surgery. It is not located in close proximity to any hospitals. Overall, a minor positive effect is expected in relation to this SA objective.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of areas of open space and PRowS. A greenlink is adjacent to the site to the south. A public sports ground is adjacent to the north of the site and there are PRowS within 100m to the northern and southern boundaries of the site. There are a number of other open spaces and spaces identified in the Green Space Network (2012) within 600m of the site. A significant positive effect is therefore expected on this SA objective. As the site is expected to provide over 100 homes it could allow for increased opportunities for the incorporation of open space onsite, although this is uncertain.

This significant positive effect is expected to be combined with an uncertain minor negative effect however. The site contains an area of institutional open space surrounding the school buildings, although this is uncertain as it cannot

Appendix E SA matrices for the site options

be known whether the feature would be lost due to the development, or potentially retained and/or enhanced.

Overall, a mixed significant positive and minor uncertain negative are expected.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within the south west of the built up area of Rugeley within which one of the District’s town centres is found. Therefore, a significant positive effect is likely in relation to this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

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SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located on the south western edge of Rugeley but not within its town centre. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site is located within 500m of both the Sheepfair/Bow Street Conservation Area and Rugeley Town Centre Conservation Area which are to the north east. Grade II Listed Grotto at Former Hagley Hall and Ornamental Bridge over the Rising Brook are located to the north of the site within 320m. The A460 lies between the site and the Conservation Areas identified and the site is separately from the Listed Buildings in question by an area of undeveloped land and areas of woodland. The distance from the site to these heritage assets and the intervening features may act to limit the potential impact of any development on the significance of these assets and that of their respective settings.

The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone RHECZ 5 - Stilecop Field and

Appendix E SA matrices for the site options

environs which was scored as being of low/moderate value in terms of heritage assets. The zone has not been highlighted as being particularly sensitive to change and as such is expected to accommodate medium to large scale development in terms of the impact upon the historic landscape character although mitigation strategies may be required.

As such, development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

R227: Land at Pendlebury Garage and Petrol Station, 5 Wolseley Road

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites. The Cannock Chase SAC lies approximately 2.9km to the west of the site, therefore a minor negative but uncertain effect is identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

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SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an 'A' road, a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land but is relatively small in size (18 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present potential for the re-use of materials and buildings which are already onsite.

Appendix E SA matrices for the site options

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR13 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. However, the site is within 980m of the Cannock Chase National Landscape, which is located to the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character, a significant negative effect has been identified in relation to this SA objective. The significant negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there may be opportunities for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops, including bus stops located at Rugeley bus station approximately 70m west of the site. The site is also located within 1km of two train stations, approximately 770m from Rugeley Trent Valley Train Station to the north and 900m from Rugeley Town Train Station to the south. It lies within close proximity to a cycle path which is to the north west. A significant positive effect is therefore expected on this SA objective.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 18 and so a significant positive effect is likely as sites of 10 homes or more will make affordable housing provision.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of Chancel Primary School but is over 600m from any other educational facility. Chancel Primary School is

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located directly opposite the northern boundary of the site. The nearest high school, Hagley Park Academy, is located approximately 780m to the south of the site. As such, a minor positive effect is expected on this SA objective. The minor positive effect is uncertain as it will depend on the availability of school places.

This site is expected to provide 18 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Aelfgar Surgery is located around 180m to the south east of the site. There are no hospitals within 600m of the site. A minor positive effect is therefore likely on this SA objective.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces. The closest open space to the site is Hageley Park, approximately 550m to the south of the site which has been identified as part of the Green Space Network (2012). In addition, Rugeley Town Centre civic square is located 210m from the site’s southern boundary. A large public sports ground is located 490m to the south of the site. The closest PRow is located within 430m of the site to the south west, cutting across the public sports ground. As such a significant positive effect is expected on this SA objective. The site is not expected to accommodate more than 100 homes meaning that onsite open space is unlikely to be incorporated.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within the built up area of Rugeley within which one of the District’s town centres is found. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is located beyond the town centre boundary of Rugeley. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The selection work undertaken by the Council identifies that the site is in close proximity to a number of Listed Buildings. The site is partially adjoining (to the northwest boundary) a Grade II Listed Building at 9 Wolseley Road. This work also identified that that the existing development at the site is not sympathetic to the setting of the surrounding heritage assets. The site also adjoins the Rugeley Church Street Conservation Area to the north, south and west. Given the close proximity of the site to several heritage assets, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated through the design of any proposals for the site. .

SA matrices for the employment sites

CE18: Kingswood Lakeside Extension 2

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of one biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. The site is located adjacent to the Kingswood pool and marsh Site of Biological Importance to the west.

As such, given that the biodiversity site which might be affected is a local designation, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is not located within or in close proximity to any of the AQMAs in the District. As such development at this location is unlikely to have significant adverse impacts on local air quality. The site is also not located adjacent to a motorway or ‘A’ road and as such development at this location is unlikely to be affected by noise pollution in terms of local amenity.

This site is located on greenfield land most of which is classified as being of Grade 3 agricultural value (although it is recognised that land at the southern corner of the site is classified as being of Grade 4 agricultural value). The site is not located within a Source Protection Zone.

As such an overall significant negative effect is expected on this SA objective. The negative effect is uncertain dependent upon whether the greenfield land which might be lost as a result of development at this location is of Grade 3a or 3b agricultural value.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land which has not been developed and is relatively small in size (9.15ha). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new employment development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all employment site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF23 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. A minor negative effect is expected on this SA objective. The negative effect is uncertain given that the specific design of the development which would proceed at this location is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-?

Justification

The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. Areas of semi-natural greenspace are located adjacent to the south and to the west of the site. A green link is located within 45m of the site to the north by Norton Lane. A ProW is accessible at this location as well as at the northern and western boundaries of the site. As such a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	--

Justification

The site is not located within any of the centres identified in the hierarchy in the Local Plan (Part 1) through Policy CP11. It is also not located in close proximity to any public transport links which might provide access to services and facilities further afield. A significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

This is a relatively small site (9.15ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. The development of the site would therefore not help to enhance

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the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site is not located within close proximity of any identified heritage assets.

The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 16 - South and West of Norton Canes, which was scored as being of moderate value in terms of heritage assets. Medium to large scale development is likely to have at least a moderate impact upon the historic environment in terms of the individual heritage assets in the area which include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway as well as St James' Church.

As such an overall minor negative effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

CE19: Site between A5 and M6 Toll, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of one biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. The site is located within 20m of Bridgtown Subsidence Pools, Cannock Site of Biological Importance to the south.

As such, given that the biodiversity site which might be affected is a local designation, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is located adjacent to the A5 to the south and adjacent to the M6 Toll motorway to the north. AQMA No.2 has been declared along the A5 (Watling Street) and as such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the M6 Toll motorway and the A5, development at this location could also result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the design and layout of sites and therefore this aspect of the SA objective is uncertain.

This site is located on greenfield land which is mostly classified as being of Grade 4 agricultural value (although it is recognised that some of this land to the north west is classified as being of Grade 3 agricultural value). The site is not located within a Source Protection Zone.

As such an overall significant negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on mostly greenfield land which has not been developed (a very small portion of the area of the site contains a small number of farm buildings) and is relatively small in size (9.4ha). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new employment development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all employment site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is mostly outside of flood zone 3 (a small portion of the site to the south east is located within flood zones 2 and 3). A minor negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF24 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. A minor negative effect is expected on this SA objective. The negative effect is uncertain given that the specific design of the development which would proceed at this location is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on mostly greenfield land (a very small portion of the area of the site contains a small number of farm buildings) and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-?

Justification

The site is not located within 350m of any bus stops nor is it within 1km of a railway station. In addition, a cycle path is accessible at the northern site boundary where it crosses the M6 Toll motorway, which may encourage employees to commute via more sustainable modes of transport. Therefore, an uncertain minor negative effect is expected in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

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SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. An area of semi-natural greenspace is located to the north of the site within 80m. An area of greenspace which has been identified in the Green Space Network (2012) is located within 525m of the site to the north west by Eastern Way. The closest PRow to the site is located adjacent to the site to the north by the M6 Toll motorway. As such a significant positive effect is expected on this SA objective. This significant positive effect is expected to be combined with an uncertain minor negative effect however. The PRow which is adjacent to the site also passes within the site boundary. As such the provision of employment development at this location may result in the loss of this identified uses.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within any of the centres identified in the hierarchy in the Local Plan (Part 1) through Policy CP11 and it is not within proximity to any public transport links. As a result it is difficult for individuals to access

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community services and facilities unless it is by private car. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

This is a relatively small site (9.4ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

CE63: Former Rumer Hill Industrial Estate, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	0?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. Therefore, an uncertain negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?/+

Justification

This site comprises entirely land which is classed as brownfield. As such the development of the site is likely to result in positive effects in terms of the preservation of higher value soils in the District. It also lies between the A460 and the railway line meaning there is potential for adverse impacts in terms of air quality and noise. The effect relating to noise pollution is uncertain given that there is potential for adverse effects to be mitigated through design measures.

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This site is located on the A460 which leads directly into the AQMA on the A5 and M6 Toll junction. Development at this site is also likely to increase traffic and exacerbate existing air quality issues in the AQMA. Therefore, a mixed minor positive and uncertain significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of entirely brownfield land, which is currently in use as an employment site and industrial premise. There is potential that previously used buildings and materials could be reused for the new development. The site is relatively small (4.11ha) in size. As such, a minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable

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transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that the risk of flooding in the District will be significantly increased as a result of development. Therefore, a negligible effect is expected in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is situated within an Urban LCT. It does not lie within close proximity of the National Landscape. Therefore, an uncertain negligible effect is likely in relation to this SA objective as the exact effects on the landscape will depend in part upon the design of new development.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this site is on brownfield land it has opportunities for reuse and regeneration of onsite buildings and materials, reducing waste generation. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at Forrest Avenue) which offer a range of bus services and routes and is approximately 300m from Cannock railway station. This could likely promote sustainable modes of transport for commuting. A cycle path does not pass in close proximity to the site. Therefore, a significant positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore a negligible effect is expected in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore a negligible effect is expected in relation to this SA objective.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore a negligible effect is expected in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within walking distance (600m) of a number of areas of open space identified in the Green Space Network (2012) and PROWs. This includes a number of areas of amenity greenspace, Oxford Road Play Area, Girton

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Allotments and Rumnor Hill Community Garden. The close proximity of the site to these features may help to encourage staff of the employment site to utilise outdoor spaces during breaks for leisure and recreation. As such, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location is within the town of Cannock. It is likely that due to the sites location in the town, community services and facilities will be easily accessible from the new development. In addition, the site is within close proximity of a number of sustainable transport links which will help to provide easy access to services and the employment site. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

This site is expected to provide in the region of 4.11 ha of employment land, ensuring the adequate provision of new sites and also providing work for the

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residents of nearby housing. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

CE67: Land at Lakeside Boulevard, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site is approximately 750m from the Stowe Pool and Walk Mill Clay Pit SSSI, where development could have potential adverse effect on this site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective as the proximity to designated sites provides an indication of the potential for an adverse effect but uncertainty exists as appropriate mitigation may contribute to avoiding any effects.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

This site comprises entirely urban land. It lies between the A460, the A5 and the M6 Toll Motorway, within an area identified as an AQMA. There is potential that traffic associated with development will exacerbate existing air quality issues in the AQMA and lead to greater noise pollution which residents are exposed to. Therefore, a significant negative effect is likely in relation to this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site consists predominantly of greenfield land, with the exception of an electricity pylon and associated infrastructure in the centre of the site. The site is relatively small (0.72ha) in size and is unlikely to lead to the loss of vast areas of greenfield land. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within flood zone 1. However, as it is a predominantly greenfield site it is likely that development will lead to an increase in impermeable surfaces and a greater flood risk. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is situated within an Urban LCT. It is not located within close proximity of the National Landscape. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The precise effects of new development on landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-?

Justification

The site is not located within 350m of a bus stop or within 1.0km of a railway station. The site is, however, adjacent to the Cannock Chase Cycle Network. There is potential this route could promote sustainable modes of transport for commuting. Overall, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore a negligible effect is expected in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore a negligible effect is expected in relation to this SA objective.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore a negligible effect is expected in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within walking distance (600m) of several areas of open space identified in the Green Space Network (2012) and a number of PROWs. This includes a number of semi-natural greenspaces. The proximity of the site to these features may encourage staff of the employment site to utilise outdoor spaces during breaks for leisure and recreation. As such, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site’s location on the settlement edge of the local centre of Bridgtown. It is likely that due to the site’s location by the local centre, community services and facilities will be easily accessible from the new development. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

This site is expected to provide in the region of 0.72ha of employment land, ensuring the adequate provision of new sites and also providing work for the residents of nearby housing. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugely or Hednesford so it is unclear if residential development at this site will play a role

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in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

CE68: 110 Walsall Road, Cannock, WS11 0JB

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	0?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. However, this site is not within 1km of any internationally or nationally designated sites or within 250m from a locally designated site. As

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such, a negligible effect is expected in relation to this SA objective however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage. In addition it may be possible to promote habitat connectivity if new developments include green infrastructure.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?/+

Justification

The site is directly linked to an AQMA so a significant negative effect is expected on air quality. The site is also adjacent to an ‘A’ Road, therefore a minor negative effect is identified in relation to noise pollution. This aspect of the effect is uncertain given that there is potential to mitigate effects relating to noise pollution through design measures. The site is located on brownfield land which has been identified as urban land and as such development at this location would result in the use of previously developed land. A minor positive effect is expected in terms of land use. The site is not located within a Source Protection Zone and as such there is expected to be limited potential for detrimental impacts on local water quality.

Overall, a mixed uncertain significant negative effect and minor positive effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located entirely on brownfield land and is relatively small in size (it is approximately 0.05ha). A minor positive effect is likely as the development of the site would involve the use of land that has previously been developed.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new economic development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on brownfield land and lies entirely within flood zone 2. A minor negative effect is expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR28 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site contains a large portion of brownfield land and as such its development is seen as a more efficient use of land in the District than the development of

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greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of this approach.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 550m of Cannock Train Station which is to the north east at Girton Road. The site is also located within 350m of a number of bus stops. The closest bus stop is located within 130m of the site to the north on Walsall Road. Access to a bus service which runs once every 30 minutes is provided from this location. A significant positive effect is therefore expected on this SA objective.

The site is not located within close proximity of a cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this SA objective; therefore a negligible effect is expected.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this SA objective; therefore a negligible effect is expected.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new economic development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this SA objective; therefore a negligible effect is expected.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The closest open space to the site with unrestricted access is the Laburnum Avenue Recreation Ground which is adjacent to the site to the west and contains a PRoW. Delta Way Ecological Land and institutional green space are also within 600m of the site, located to the west. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and a PRoW.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++

Justification

The site is located within Cannock within which one of the town centres of the District lies. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

The site has been identified for economic development to provide additional employment opportunities. As the site is less than 30ha, it is likely to result in a minor positive effect on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Cannock but it is outside of the town centre which is to the north west. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to

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visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

CE71: Hill Farm, 84 Hayfield Hill, Cannock Wood, Rugeley

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Courtbanks Covert, Redmoor Wood Site of Biological Importance

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(SBI) lies adjacent west of the site, a Biodiversity Alert Site (BAS) lies adjacent to the site to the north and Gentleshaw Common SSSI lies approximately 195m east of the site. A significant negative effect is therefore identified on this SA objective. However, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to intensify existing issues of air pollution in the area as a result of increased vehicle traffic. Therefore, a negligible effect is likely for air quality. The site is also not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity. This site is located mainly on brownfield land and therefore its development is likely to result in a minor positive effect in relation preserving higher value soils in the District. The majority of the site lies within Source Protection Zone 3 so there is potential for detrimental impacts on local water quality and therefore a minor negative effect is identified. This however is uncertain as the effect on water quality from development of this site is unknown at this stage.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located mainly on brownfield land and is relatively small in size (0.55ha). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings already onsite and the more efficient use of land resources in the District.

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new employment development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all employment site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located mainly on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located entirely within Cannock Chase National Landscape and so development of this site could have potential significant negative effects on the landscape. Furthermore, the site is located within SF20 which is classified as 'Settled Farmlands' in the Landscape Character Assessment for Cannock Chase District. The Assessment found that this area has a high landscape sensitivity. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as the site contains brownfield land, there may be opportunities for the reuse of buildings and materials already within the site, which could help to reduce waste generation during construction. Overall, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

There are three bus stops located on Hayfield Hill within 350m of the site and are served every 60 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. Considering that there are a number of bus stops are in close proximity of the site but that services provided at these locations are relatively infrequent, a negligible effect is expected on this SA objective.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

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SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PRoW. Approximately 195m to the east of the site lies an unrestricted area of semi-natural open space. Another unrestricted semi-natural open space (Nun’s Well) lies approximately 325m to the north east of the site. The closest PRoW to the site lies approximately 90m north east and it is accessible from Hayfields Hill. A further PRoW lies approximately 320m to the south east of the site and is accessible via Redmoor Road. A significant positive effect is therefore expected on this SA objective given that the site would provide nearby access to a number of open spaces and a number of PRoWs.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within the existing urban area or within close proximity of any of the centres identified in the settlement hierarchy of the Local Plan (Part

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1) through Policy CP11. There are three bus stops located on Hayfield Hill that are within 350m of the site and are served every 60 minutes. These public transport nodes may provide residents with access to services and facilities further afield. A minor negative effect is therefore expected on this SA objective.

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

This is a relatively small site (0.55ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within one of three identified town centres of Cannock Chase. The development of the site would therefore not help to enhance the appearance of the built environment in those areas or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall, a negligible effect is expected on this SA objective.

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SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

CE76: Cannock Elim Church, Girton Road, Rumer Hill, Cannock

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Mill Green Nature Park Site of Biological Importance is located to the north east of the site within 250m. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage. In addition, it may be possible to promote habitat connectivity if new developments include green infrastructure.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. It is not directly adjacent to an ‘A’ road or motorway and therefore a negligible effect is expected in relation to noise pollution.

The site is located on brownfield land which has been identified as urban land and as such development at this location would result in the use of previously developed land. A minor positive effect is expected in terms of land use. The site is not located within a Source Protection Zone and as such there is expected to be limited potential for detrimental impacts on local water quality.

Overall, a minor positive effect is expected on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land and is relatively small in size (0.08ha). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new employment development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all employment site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not

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located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as the site contains brownfield land, there may be opportunities for the reuse of buildings and materials already within the site, which could help to reduce waste generation during construction. Overall, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 200m of Cannock Train Station which is to the east on Girton Road. The site is also located within 350m of a number of bus stops. The closest bus stop is located within 100m of the site to the west on the A34. Access to a bus service which runs once every 30 minutes is provided from this

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location. A significant positive effect is therefore expected on this SA objective. The site is not located within close proximity of a cycle path.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The closest open space to the site with unrestricted access is the housing amenity land at Trinity Close which is located within 100m to the west. Rumer Hill Community Garden is located within 300m of the site to the east. A number

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of allotments are present at Girton Road which is located within 20m of the site to the south; however, access to this area is presently limited. The site is also located within 200m of Mill Green Nature Reserve to the north east. Access to a PRow is provided by Walsall Road within 150m of the site to the south. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and a PRow.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within the built up area of Cannock and is within closest proximity to that town centre. Therefore, a significant positive effect is likely on this SA objective as potential workers and visitors to the site will be within close proximity to a range of services and facilities.

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

This is a relatively small site (0.08ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

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SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within one of three identified town centres in Cannock Chase. Cannock town centre is the closest of these areas but is located 80m north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall, a negligible effect is expected on this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site is located within 390m of Cannock Town Centre Conservation Area which is to the north west. The Conservation Area contains a number of Listed Buildings but is screened from the site by significant areas of existing residential and commercial development. Further Listed Buildings are located to the north east of the site within 315m at Cannock Mill and Cannock Mill House. The site lies within HUCA 19 – North east of Cannock as identified in the Cannock Historic Character Assessment as part of the Staffordshire Extensive Urban Survey (2009). This area has been identified as having a medium aesthetic and historical value. Piecemeal redevelopment has reduced the aesthetic value of heritage assets in the area, however surviving buildings and the street pattern contribute to the town's local distinctiveness. It has also been identified that

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there is a moderate potential for below ground archaeological deposits to survive within the area.

A minor negative effect is expected on this SA objective given the current medium heritage value of the area. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

NE1: Land off Norton Green Lane, Norton Canes

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The nearest biodiversity asset to the site is the School Lane Site of Biological Importance that lies approximately 240m south of the site. Further afield, the School Lane Wood Biodiversity Alert Site (BAS) lies approximately 560m south of the site.

The Cannock Chase SAC lies approximately 6.5km to the north of the site; therefore, a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

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SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is linked to the AQMA that extends along Watling Street that lies approximately 245m to the south of the site, so a significant negative effect is expected on air quality. The M6 Toll motorway lies approximately 125m south of the site and so a minor negative effect is expected in relation to noise pollution, although this is uncertain as it may be possible to mitigate out noise through the design and layout of the site. The site is entirely greenfield land, but is considered to be Non Agricultural Land so a minor negative effect is likely on soils. The site is not within a Source Protection Zone so a negligible effect is likely on water quality. Overall, a significant negative effect is likely on this SA objective with the uncertainty relating to potential noise pollution.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located entirely on greenfield land and is relatively small in size (20 homes are suggested). A minor negative effect is likely as there is little opportunity to re-use any materials that already exist on site.

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SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	-?

Justification

The effects of new employment development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all employment site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. It is likely that development on greenfield land will lead to an increase in impermeable surface in the District and as such a greater flood risk. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF24 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The site is not located within 1km of the Cannock Chase National Landscape.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land so a negligible effect is likely on this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are two bus stops within 350m of the site, but their frequency of service is unknown; two on Norton Green Lane. There is no railway station within 1km of the site so a minor positive effect is likely on this SA objective.

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SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate

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lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces and PROWs. Church Road Park and Church Road Green housing amenity land are classified as unrestricted and form part of the Green Space Network (2012) and lie approximately 450m and approximately 475m respectively north of the site. In addition, a PROW lies approximately 255m to the east of the site. Therefore, a significant positive effect is likely on this SA objective.

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SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	+?

Justification

The site is located on the south western periphery of Norton Canes, which is identified in the Local Plan (Part 1) as a Local Centre, so an uncertain minor positive effect is likely on this SA objective as the potential residents will be within close proximity to some services and facilities.

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

This is a relatively small site (0.56ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within Cannock, Rugeley or Hednesford town centres so a negligible effect is likely on this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

NE2: Land off Norton Hall Lane, Butts Lane, Norton Canes

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	0?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located is more than 1km from an internationally or nationally designated biodiversity or geodiversity sites, and over 250m from a locally designated site.

As such, a negligible effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site is directly connected to AQMA 3 (Five Ways Island) so a significant negative effect on air quality is expected as development directly linked to AQMAs could increase levels of air pollution in those areas as a result of increased vehicle traffic.

The site is also adjacent to the A5190 and so a minor negative effect is also identified in relation to noise pollution affecting users to the site, although this is uncertain. The uncertainty recorded reflects the potential to mitigate effects through the design and layout of the site.

This site is located on greenfield land. This land has been classified at Grade 4 agricultural quality. A minor negative effect is likely on soils. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect in relation to water quality.

Overall, a significant negative effect is therefore expected on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land and is relatively small in size (less than 30ha). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected.

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SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located mainly on greenfield land and is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.

The site is not located within 1km of the Cannock Chase National Landscape.

Overall, a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land and therefore a negligible effect is likely on this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-?

Justification

The site is located within 350m of a number of bus stops, the closest bus stop is on Hednesford Road by Five Ways Island roundabout which is served approximately every 30 minutes. A cycle path does not pass the site and the site is not located within 1km of a railway station. Overall, a minor positive effect is expected on this SA objective.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

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SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. St James the Great Churchyard is located within 220m of the site to the north. A green link is located adjacent to the churchyard within 255m of the site to the north west. An area of semi-natural green space is located within 540m of the site also to the north west. Land to the north of the site within 455m by Church Road is within the Green Space Network (2012). Overall, a significant positive effect is expected on this SA objective.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south eastern edge of Norton Canes which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities for employees during break times and after working hours. As such an uncertain minor positive effect is expected on this SA objective.

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

This is a relatively small site (2.2ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall, a negligible effect is expected on this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site is located within 250m of the Church of St James which has been designated as a Grade II* Listed Building to the north. The site is separated from this listed property by an area of existing residential development by Church Road. As such the development of this greenfield site has limited potential to affect the setting of this identified heritage asset.

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The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 16 - South and West of Norton Canes, which was scored as being of moderate value in terms of heritage assets. Medium to large scale development is likely to have at least a moderate impact upon the historic environment in terms of the individual heritage assets in the area which include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway as well as St James' Church.

As such an overall minor negative effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

NE5: Turf Field, Watling Street, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. The Cannock Extension Canal SAC and SSSI is located within 200m to the south west. Commonside Disused Railway Biodiversity Alert Site is located to the north of

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the site within 75m and a Biodiversity Alert Site to the south of the A5 is located to the south of the site within 460m.

As such, given then that the biodiversity sites which might be affected by development at this location include international and national designations, a significant negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is located along the M6 Toll motorway which connects to the A5 which is located within 440m to the south. AQMA No.2 has been declared along the A5 (Watling Street) and as such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the M6 Toll motorway development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the design and layout of sites and therefore this aspect of the SA objective is uncertain.

This site is located on greenfield land which is mostly classed as Grade 4 agricultural land (although it is recognised that a small portion of the site to the west is classed as Grade 3 agricultural land). The site is not located within a Source Protection Zone.

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As such an overall uncertain significant negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land which has not been developed and is relatively small in size (2.12ha). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new employment development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives

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(SA objectives 8 and 5 respectively). Therefore, all employment site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF24 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed

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proposals for each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. Greenlinks are located within 120m of the site to the north east and within 190m of the site to the south east. A semi-natural open space is located within 170m of the site to the north east; however this area has been identified as having limited access. The closest PRow to the site is located to the north within 350m where it connects to Walsall Road. Overall a significant positive effect is expected on this SA objective.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--

Justification

The site is located on the southern periphery of Norton Canes within which a Local Centre lies. It is separated from the existing urban edge of this settlement by the M6. The site is not well related to sustainable transport links either. As such a significant effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

This is a relatively small site (2.12ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

NE6: Jubilee Field, Lime Lane/Watling Street, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Cannock Extension Canal SAC and SSSI are adjacent to the site to the west. School Lane (meadow east of) Site of Biological Importance is also located within 145m of the site to the west.

As such, given that two of the biodiversity sites which might be affected by development at this location are national or international designations, a significant negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is located adjacent to the A5 to the north. AQMA No.2 has been declared along the A5 (Watling Street), and as such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the A5 development at this location could result in noise pollution affecting users of the site. However, it may be

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possible to mitigate effects through the design and layout of sites and therefore this aspect of the SA objective is uncertain.

This site is located on greenfield land most of which is classed as Grade 4 agricultural land (although it is recognised that the northern portion of the site has been classed as Grade 3 agricultural land). The site is, however, not located within a Source Protection Zone.

As such an overall uncertain significant negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land which has not been developed and is relatively small in size (5.08ha). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new employment development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all employment site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP22 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective, although this effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. A greenlink is adjacent to the site to the west. A semi-natural open space is located within 160m of the site to the south west. The closest PRow to the site is located to the south within 210m by Pelsall Road Bridge. Overall a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	--

Justification

The site is not located within any of the centres as identified in the hierarchy in the Local Plan (Part 1) through Policy CP11. It is also not located in close proximity to any public transport links which might provide access to services and facilities further afield. A significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

This is a relatively small site (5.08ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

NE12: Watling Street Business Park and extension, Watling Street, Norton Canes

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. The site is located adjacent to the Cannock Extension Canal SAC and SSSI which are to the west. As such, given that the biodiversity sites which might be affected are national and international designations, a significant negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure. The site is also adjacent to the Site of Biological Importance at the rough grassland south of the A5. Wyrley Common Site of Biological Importance is located to the south of the site within 190m.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site is located within 95m of the A5 to the north. The site would connect to the road network either at this 'A' road or at the B4154 which connects directly to the A5. AQMA No.2 has been declared along the A5 (Watling Street) and as such development at this location may intensify existing air quality issues within this area as a result of increased vehicle traffic. As the site is not located directly adjacent an 'A' road or motorway development at this location is unlikely to be adversely impacted upon by noise pollution in terms of local amenity. The site is located on greenfield land which is mostly classified as being non-agricultural land (although it is recognised that some of this land to the north is classified as being of Grade 3 agricultural value). The site is not located within a Source Protection Zone. As such an overall significant negative effect is expected on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land which has not been developed and is relatively small in size (5.5ha). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.

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SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new employment development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all employment site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is outside of flood zones 2 and 3. A minor negative effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP22 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is located more than 1km from the nearest railway station, more than 350m from the nearest bus stop and does not have an existing cycle route

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passing in close proximity to it. As such a minor negative effect is expected on this SA objective.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore, the score for all site options will be negligible.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. A green link is located adjacent to the site to the west. An area

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of semi-natural green space is located within 60m of the site to the south west, with similar areas of open space located to the south within 60m and to the east within 310m. The closest PRow to the site is located to the east within 25m where it runs to Watling Street. Overall, a significant positive effect is expected on this SA objective.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	--

Justification

The site is not located within the built up area of any of the settlements that contain the centres identified in the hierarchy in the Local Plan (Part 1) through Policy CP11. It is also not located in close proximity to any public transport links which might provide access to services and facilities further afield. A significant negative effect is therefore expected on this SA objective.

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

This is a relatively small site (5.5ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

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SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall, a negligible effect is expected on this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

RE3: Former Power Station off A51 (adjacent to Towers Business Park), Rugeley

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SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	0?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located more than 1km from an internationally or nationally designated biodiversity or geodiversity sites, and over 250m from a locally designated site.

As such, a negligible effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

The site is not located within or in close proximity to any of the AQMAs in the District. As such, development at this location is unlikely to have significant adverse impacts on local air quality. The site is however adjacent to the A51 to the south and therefore development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate

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effects through the design and layout of sites. This aspect of the SA objective is therefore uncertain.

This site is located mainly on greenfield land which has not been developed. This greenfield land is classified as urban land in terms of its agricultural value. The site is not, however, located within a Source Protection Zone. As such an overall uncertain minor negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land which has not been developed and is relatively small in size (2.2ha). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new employment development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all employment site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within TV01 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. As such a negligible effect is expected on this SA objective. The effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new employment development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located in close proximity of a number of open spaces which might be used by employees during breaks and outside of working hours for leisure and recreation. A private sports ground is located to the north of the site within 430m; however access to this area is identified as being limited. Land to the north west of the site within 465m is within the Green Space Network and as such is expected to provide some open space leisure and recreational uses for the general public. A green link is located within 410m of the site to the south. Overall a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the northern edge of Brereton which has been identified as a Local Centre in Policy CP11 of the Local Plan (Part 1). This area may therefore provide a good level of access to nearby community services and facilities for employees during break times and outside of working hours. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

This is a relatively small site (2.2ha). As such its development for employment use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located on the eastern edge of Rugeley but not within its town centre. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

RE7: Power Station Road (Land South of Rugeley Eastern By-pass), Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	0?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites. In addition, it may be possible to promote habitat connectivity if new developments include green infrastructure.

Overall, an uncertain negligible effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. However, the site is adjacent to an 'A' road, therefore a minor negative effect with uncertainty is identified in relation to noise pollution. The site is located primarily on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor

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positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a mixed minor positive and minor negative effect with uncertainty is therefore expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located primarily on brownfield land and is relatively small in size. A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new economic development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of residential development sites will influence this SA objective in relation to whether the sites

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offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and while a small portion of the site is within flood zone 3 and flood zone 2, the majority is within flood zone 1. As such, negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR13 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located primarily on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops, the closest bus stop is adjacent to the site on Power Station road. The site is also located approximately 820m south of Rugeley Trent Valley Train Station. The site is located within close proximity to a cycle path. A significant positive effect is therefore expected on this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this SA objective; therefore a negligible effect is expected.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this SA objective; therefore a negligible effect is expected.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new economic development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this SA objective; therefore a negligible effect is expected.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces. The closest green space to the site is within 50m to the north, which has been identified as part of the Green Space Network (2012). The Trent and Mersey Canal green link is also within 230m of the site as well as PRow outside of the District boundary. As such a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Rugeley and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

The site is being proposed to provide employment uses. As such, the development of this relatively small site for employment use is likely to result in provision of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. It is noted that Rugeley town centre is located adjacent to the site in the west. A negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

RE8: Power Station Road, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	0?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites. In addition, it may be possible to promote habitat connectivity if new developments include green infrastructure.

Overall, an uncertain negligible effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. However, the site is adjacent to an 'A' road, therefore a minor negative effect with uncertainty is identified in relation to noise pollution. The site is located primarily on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a mixed minor positive and minor negative effect with uncertainty is therefore expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located primarily on brownfield land and is relatively small in size. A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new economic development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of residential development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on brownfield land and contains areas of land within flood zone 2. As such, a minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within RM14 which is classified as river meadowlands in the Landscape Character Assessment for Cannock Chase District. The LTA defines the area as of moderate quality and moderate sensitivity. The site is not located within 1km of the Cannock Chase National Landscape. A minor negative effect is therefore expected on this SA objective. The effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located primarily on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops, the closest bus stop is 150m from the site on Power Station road. The site is also located approximately 780m south of Rugeley Trent Valley Train Station. The site is located within close proximity to a cycle path. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this SA objective; therefore a negligible effect is expected.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this SA objective; therefore a negligible effect is expected.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new economic development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this SA objective; therefore a negligible effect is expected.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces. There are two green spaces adjacent to the site which have been identified as part of the Green Space Network (2012). The Trent and Mersey Canal green link is also within 390m of the site as well as PRow outside of the District boundary. As such a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++

Justification

The site is located within Rugeley within which one of the District's town centres lies. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

The site is being proposed to provide employment uses. As such the development of this relatively small site for employment use is likely to result in provision of new job opportunities locally and therefore a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. It is noted that Rugeley town centre is located adjacent to the site in the west. A negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

RE24: Rugeley Power Station, Rugeley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

However, the Cannock Chase SAC lies approximately 3.7km to the west of the site, therefore a minor negative but uncertain effect is identified because new residential development (as part of a mixed use scheme) within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. The site is located adjacent to the A51 to the south and west and therefore a minor negative effect is identified in relation to the potential for adverse impacts of noise pollution on the site. This negative effect is uncertain given that it may be possible to mitigate any adverse impacts on residential amenity in terms of noise pollution. The site is located on mostly brownfield land and as such development at this location would result in the use of a large area of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a mixed effect (minor positive/uncertain minor negative) is therefore expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	++

Justification

The site is located on mostly brownfield land on which the Rugeley Power Station lies. It is relatively large in size (55ha). A significant positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on mostly brownfield land and is mostly outside of flood zone 3. The most northern part of the site is located in flood zone 3 but it is expected that this area of the site can be avoided when new development is being provided. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within TV01 and TV02 both of which are classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on mostly brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is also located within 850m of Rugeley Trent Valley railway station and is not within 350m of any bus stops. A designated cycle route included in the Cannock Chase Cycle Network runs parallel to the south western boundary of the site, along the A51. There is potential that the above options will encourage the use of sustainable modes of transport to commute. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The site option is considered for employment use only. A negligible effect is therefore expected in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of this residential led site option on this SA objective will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this objective; therefore the score for all site options will be negligible.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located within 175m of the site to the west. St Joseph and St Etheldreda churchyard and cemetery is located within 545m of the site also to the west. The closest public sports ground to the site is located within 515m by Station Road and Market Street to the north west. The closest PRow is located within 370m of the site to the north east where it runs to Blithbury Road. As such a significant positive effect is expected on this SA objective.

This significant positive effect is expected to be combined with an uncertain minor negative effect however, given that part of the site contains an area of land which has been identified in the Green Space Network (2012). This area makes up part of a private sports ground (a golf course), however as it is

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identified in the Green Space Network (2012), it is considered that this area plays some role in the provision of open spaces for leisure and recreational use for the general public. As such the provision of new development at this location may result in the loss of open space for recreational or leisure use, dependent upon its design.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the northern edge of Brereton which has been identified as a Local Centre in Policy CP11 of the Local Plan (Part 1). This area may therefore provide a good level of access to nearby community services and facilities for employees during break times and outside of working hours. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	++

Justification

The site option is considered for new employment. The site is particularly large in size (55ha) and therefore could make a substantial contribution to meeting

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the local employment need. An overall significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Rugeley but it is outside of the town centre which is to the west. The development of the site would therefore not help to enhance the appearance of the built environment in the town centre or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

RE29: Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	0?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites. As such, a negligible uncertain effect is expected on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an ‘A’ Road and therefore a negligible effect is identified in relation to noise pollution. The site is located on brownfield land which has been classified as Grade 4 Agricultural Land. As such a minor positive effect is expected in relation to land use. There is likely to be a negligible effect on water quality as the site does not lie within a Source Protection Zone.

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Overall a minor positive effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land is relatively small in size. A minor positive effect is likely as the development of the site would present opportunities for the re-use of materials and buildings.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new economic development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land which is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR11 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is located within 1km of the Cannock Chase National Landscape to the west, however. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site contains a large portion of brownfield land and as such its development is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of this approach.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. A number of bus stops are however located within 350m of the site. The closest bus stop to the site is located to the north west within 80m on Main Road. The bus services accessible at this stop operate once every 30 minutes. A minor positive effect is therefore likely on this SA objective.

A cycle path is located adjacent to the site to the south at Main Road.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of employment sites is not considered likely to affect this SA objective; therefore a negligible effect is expected.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The location of employment sites is not considered likely to affect this SA objective; therefore a negligible effect is expected.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new economic development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

The location of employment sites is not considered likely to affect this SA objective; therefore a negligible effect is expected.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of areas of open space and a number of PRowWs. The site is located adjacent to a private sports ground, however access is likely to be limited. St Michael's Churchyard and Ravenhill Park are located within 600m of the site to the north. Therefore, a significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the south eastern edge of Brereton (a Local Centre) and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+

Justification

The site has been identified for employment use and is a relatively small size. As such, a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Brereton and is not within one of three identified town centres in Cannock Chase. Rugeley town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

SA matrices for the mixed use sites

C116(a) and C116(b): Land south of A5190, Lichfield Road, Heath Hayes (Phase 1) (Mixed use – residential/employment/education)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Hawks’s Green Nature Reserve and dismantled railway SBI lies approximately 150m to the north west of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

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The Cannock Chase SAC lies approximately 4.2km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site’s north boundary is located directly adjacent to the A5190 (Cannock Road) which forms part of the AQMA that extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic in the AQMA, so a significant negative effect is identified for air quality. The northern boundary of the site is directly adjacent to the Cannock Road (A5190) so a minor negative effect is likely on noise pollution, although this is uncertain as noise could possibly mitigated out through careful design. The site is mainly greenfield land where a large section of the site is classed as Grade 3 (it is unknown whether is 3a or 3b) by the Agricultural Land Classification (ALC). A small section to the north east is considered to be urban and a central section is classified as Grade 4. A significant negative effect is therefore likely on soils, although this is uncertain as it is not known whether it is Grade 3a or 3b. The site is not within a Source Protection Zone so a negligible effect is likely on water quality.

Overall an uncertain significant negative effect is likely on this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size with the expectation to provide in the range of 700 dwellings. A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site and development is likely to lead to a loss of greenfield land.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new mixed development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of mixed use development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located entirely within flood zone 1. However, as the site comprises mostly greenfield land, development at this location may lead to increase amounts of impermeable surfaces and thereby increase flood risk in the area. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF23 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. A minor negative effect is expected on this SA objective. The negative effect is uncertain given that the specific design of the development which would proceed at this location is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located mainly on greenfield land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

There are 14 bus stops within 350m of the site which are served every 60 minutes. The site is not within 1km of a railway station. A minor positive effect is therefore likely on this SA objective. A cycle path is located approximately 70m north of the site on Cannock Road (A5190).

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

This site is suggested to provide 700 new homes. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

This site is expected to provide 700 new homes and it is likely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase. Gorsemoor Primary School is located approximately 170m north of the site and Five Ways Primary School is located approximately 550m north of the site, however there are no secondary schools within 600m of the site. A significant positive effect is therefore likely on this SA objective, as it will provide new school places for the new students. The effect is uncertain, as it will depend in part on the availability of school places.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

Heath Hayes Health Centre and Chase Medical Practices (NHS) is located 500m north east of the site. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?

Justification

There are two areas of unrestricted semi natural open space which lie adjacent to the site’s east and west boundaries. There is also an unrestricted green link that is situated on the south boundary of site C116(a) and the north boundary of site C116(b). Gorsemoor Road Park, housing amenity land that is also within the Green Space Network (2012) with unrestricted access lies approximately 75m to the north of the site and this contains two playgrounds. A significant positive effect is therefore likely on this SA objective. In addition, this residential site option is likely to deliver more than 100 homes (700 dwellings are suggested) and could therefore offer good opportunities to incorporate new open space. However, the site includes a PROW which could be lost due to development. This, however, is uncertain as it cannot be known whether these features will be lost, retained or enhanced. Overall an uncertain mixed effect (significant positive and minor negative) is likely in relation to this SA objective. Given that over 100 home are to be provided at the site there may be potential for new open space to be incorporated.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located at the existing urban edge to the south of the District Centre of Hawks Green and south west of Heath Hayes District Centre. Therefore, an uncertain minor positive effect is likely on this SA objective as potential residents are likely to be within close proximity to a limited number of services and facilities.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

The site is being considered for a mix of uses including employment. The site is approximately 20ha in size and it is unknown how much land would be developed for employment use. Therefore, an uncertain minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located outside of the three town centre locations identified in the District. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

Site C116(a) has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a significant impact on a designated asset (New Hall Farmhouse). Retention of the woodland to the south-east of the asset and further screening along the south side of the A5190 could mitigate harm and the site would be able to accommodate a range of architectural styles. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work. Site C116(b) was screened out of the heritage impact assessment work.

C119: Former Severn Trent Plc Land, Wedges Mills (Mixed use – residential/ employment)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or

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geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of one biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. The site is located within 290m of Stowe Pool and Walk Mill Clay Pit SSSI which is to the south east.

As such, given the national biodiversity site which has been identified is located within 250m and 1km of the site, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The site is located within 5.7km of the Cannock Chase SAC which is to the north east, therefore a minor negative but uncertain effect is also identified because new residential development (as part of the mixed use provision including employment development) within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not located within and does not connect to an AQMA. As such development at this location is not expected to increase levels of air pollution in the area as a result of increased vehicle traffic. The site is also not located adjacent to a motorway or ‘A’ road and therefore development at this location is unlikely to result in noise pollution impacting upon local amenity. This site is located on greenfield land which has not previously been developed. This land

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has been classified as urban land. The site is not located within a Source Protection Zone. As such an overall minor negative effect is expected on this SA objective due to the loss of greenfield land which might result as a result of development at this location.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located on greenfield land which has not been developed and is relatively large in size (50 dwellings are proposed and the site is 1.65ha). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new mixed development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good

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opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all mixed site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	--

Justification

The site is located on greenfield land. Saredon Brook passes by the northern edge of the site. The majority of this land is therefore located within flood zone 3, with some of the site towards the east located within flood zone 2 and being at a reduced risk of flooding. A significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF31 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected

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minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located in close proximity of a number of sustainable transport nodes which may encourage new residents and employees to make more regular use of non-car based modes of transport. A total of four bus stops are located within 225m, 230m, 265m and 290m to the south west and north west respectively on Wolverhampton Road. The bus stops identified are only served once every 130

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minutes, however. The site is not located within 1km of a railway station and a cycle path does not pass by the site. As such considering that a number of bus stops are in close proximity of the site a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++?

Justification

The site would provide a mix of uses at this location, including residential and employment development. As such it would include an amount of housing which would help to contribute to local requirements. The number of new homes suggested for this site is 50 however it is unclear what area other uses at this location would take up. As such although it is expected that the site would contribute to affordable housing provision in the District (the threshold for requiring sites to include a level of affordable housing provision is 10 homes) this is uncertain. As such the significant positive effect expected on this SA objective is uncertain.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

The site would provide a mix of uses including new homes at this location. The site is not located in close proximity of any existing education facilities which might otherwise have allowed new residents to have improved opportunities for educational attainment. As such a minor negative effect is expected on this SA objective.

New developments which provide 700 homes or more in Cannock Chase are expected to result in new primary provision in the District however as the suggested number of new homes for this site is 50 dwellings it is unlikely that new school places would be supported as part of development of this site.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new mixed development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site would provide a mix of uses including new homes at this location. The site is not located in close proximity of any existing healthcare facilities which might have helped to improve public health in the area. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located in close proximity of a number of open spaces which might be used by new residents and by employees during breaks and outside of working hours for leisure and recreation. A semi-natural open space is located adjacent to the site; however this area has been identified as having restricted access. The closest semi-natural open space which has unrestricted access is located to the south east of the site within 285m. Bridgtown Allotments are located to the north east of the site within 570m and provide limited access to open space. The closest area of open space which has been identified in the Green Space Network (2012) is located to the north of the site within 200m by the A4601. The closest PRoW to the site is located to the south within 215m where it runs to Wolverhampton Road. Overall a significant positive effect is expected on this SA objective. The number of new homes suggested for this

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site is 50 however it is unclear what area other uses at this location would take up.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south western edge of Bridgtown which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities for new residents and employees during break times and after working hours. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

This is a relatively small site (1.65ha). As such its development for employment use as part of an overall mixed use with residential development is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective. The overall effect is uncertain given the portion of the site to be used for employment development is unknown at this stage.

Appendix E SA matrices for the site options

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C129: Corner of Uxbridge Street & Market Street, Hednesford (Mixed use – residential/employment)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located approximately 65m to the north-east of the site. A significant negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage.

The Cannock Chase SAC lies approximately 1.8km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development (as part of mixed use development) within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain significant negative effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site lies entirely within urban classified land, is not situated within a Source Protection Zone and development at this location is unlikely to lead directly to increased levels of traffic within an AQMA. However, the site is adjacent to the A460 and therefore a minor negative effect is identified in relation to noise pollution. This negative effect is uncertain dependent upon the potential to mitigate noise pollution. As the site is on brownfield land it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a mixed minor positive and negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located entirely on brownfield land and is large in size (0.3ha with 51 homes suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

Appendix E SA matrices for the site options

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located entirely on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

Appendix E SA matrices for the site options

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 370m of Hednesford railway station and there are a number of bus stops within 350m of the site, the closest of which is adjacent to the site on Uxbridge Street to the west. The site is also located within close proximity of a cycle path. A significant positive effect is therefore expected on this SA objective as it gives potential residents the option of using sustainable modes of transport.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site as part of a mixed-use development is 51. As such considering that this site would provide a number of new homes to meet local need and is likely to result in the provision of affordable housing (as residential sites of 10 homes or more are expected to make affordable housing provision) a significant positive effect is expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is within 600m of several educational facilities. St. Peter's Church of England Primary School is located 420m to the south-east of the site and St. Joseph's Catholic Primary School 450m to the south. Additionally, Hednesford Nursery School is located 150m west from the site. Kingsmead School (a secondary school) is also located within 600m to the south of the site.

A significant positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed

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proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within close proximity one health facility; St John’s Surgery is approximately 410m to the north-west of the site, on Station Road. There is no hospital within 600m of the site. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces identified within the Green Space Network (2012) and PRowS. The closest open space is adjacent to the sites western boundary and is an area of housing amenity land. There are several other areas of open space within 600m of the site, including three churchyards and cemeteries to the east of the site. Additionally, Hednesford Park is located within 190m to the north-east of the site, along with extensive areas of semi-natural green space associated with the Hednesford Hills Common. Semi-natural green space is also found within 600m

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to the south-west of the site and the Hednesford High Street civic square is 205m to the north-west of the site.

There is also access to several PRowS within the Chasewater And The Southern Staffordshire Coalfield Heaths SSSI. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRowS.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Hednesford and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

This site is not currently in employment use. As a town centre site for mixed use development the development of this site could support new employment uses in the District. The site is relatively small in size (0.30ha) and it is unknown how

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much land would be developed for employment use. An uncertain minor positive effect is therefore likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Hednesford and therefore there is potential that mixed use development including some residential uses at this site will play a role in enhancing the town centre by encouraging a higher level of footfall in the area and potentially supporting some new employment uses. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact two non-designated assets (1 Market Street and 3-7 (odd) Market Street). The site contributes to the significance of both assets. As mitigation, the HIA recommends that schemes requiring the demolition of these buildings be refused and that No. 2 Uxbridge Street and No. 11 Market Street are retained. As such, a significant negative effect is recorded

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in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C326: Land south of Cannock Road, Norton Road and Wimblebury Road, Heath Hayes (Mixed use – residential/ employment)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is to the north east of the site within 15m. Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located to the east of the site within 230m.

As such, given the biodiversity sites which might be affected by development at this location are national designations, a significant negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

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The site is located within 4.4km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is also identified because new residential development (as part of the mixed use provision) within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--

Justification

The site’s northern boundary is located directly adjacent to the A5190 (Cannock Road) and the site’s western boundary lies directly adjacent to the B4154 (Hednesford Road). Both these roads are located within the AQMA that extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic, a significant negative effect is identified for air quality. As the site is adjacent to the A5190 development at this location could result in noise pollution affecting new residents and users of the site. However, it may be possible to mitigate effects through the design and layout of sites.

This site is located on greenfield land which is partially classified as non-agricultural land (to the west) and partially classified as Grade 4 agricultural land (to the east). The site is not located within a Source Protection Zone.

As such an overall significant negative effect is expected on this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land which has not been developed and is relatively small in size (4.9ha with potential for 130 dwellings). As such the development of the site would present a reduced number of opportunities for the re-use of materials and buildings which might already be onsite in comparison to previously developed brownfield land. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new mixed development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all mixed site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

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SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located in close proximity of a number of sustainable transport nodes which may encourage new residents and employees to make more regular use of non-car based modes of transport. Two bus stops are located on the western edge of the site at Norton Road. To the north west of the site within 80m two further bus stops are located at Hednesford Road. Bus services at these bus stops are relatively regular; the most frequent of which provides a services every 30 minutes. The site is not located within 1km of a railway station and a cycle path does not pass by the site. A minor positive effect is therefore expected on this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++?

Justification

The site would provide a mix of uses at this location. As such it would include an amount of housing which would help to contribute to local requirements. The number of new homes suggested for this site is 130 however it is unclear what area other uses at this location would take up. As such although it is expected that the site would contribute to affordable housing provision in the District (the threshold for requiring sites to include a level of affordable housing provision is 10 homes) this is uncertain. As such the significant positive effect expected on this SA objective is uncertain.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

The site would provide a mix of uses including new homes at this location. The site is not located in close proximity of any existing education facilities which might otherwise have allowed new residents to have improved opportunities for educational attainment. As such a minor negative effect is expected on this SA objective.

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New developments which provide 700 homes or more in Cannock Chase are expected to result in new primary provision in the District however as the suggested number of new homes for this site is 130 dwellings it is unlikely that new school places would be supported as part of development of this site.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new mixed development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the employment site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site would provide a mix of uses including new homes at this location. The site is not located in close proximity of any existing healthcare facilities which

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might have helped to improve public health in the area. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located in close proximity of a number of open spaces which might be used by new residents and employees during breaks and outside of working hours for leisure and recreation. A semi-natural open space with unrestricted access is located adjacent to the site to the north and west. A further area of semi-natural open space is located adjacent to the site to the south however this area has been identified as having restricted access. Heath Hayes Park is located adjacent to the site also to the north. The closest public sports ground is located within 205m to the west. The closest PRow to the site is located to the south west within 50m and this route follows a green link along Stoke’s Lane. Overall a significant positive effect is expected on this SA objective. An area of roadside open space is located within the boundaries of the site however these areas provided for very limited leisure and recreational uses and as such development at this location is not expected to have an adverse impact on access to open spaces in the District.

The number of new homes suggested for this site is 100 however it is unclear what area other uses at this location would take up. Sites which include over 100 new homes are expected to provide increased opportunities for the incorporation of new open space and it may be possible that this type of provision is incorporated as part of the development of this site however this is uncertain.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south eastern edge of Heath Hayes which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities for new residents and employees during break times and after working hours. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

This is a relatively small site (4.9ha). As such its development for employment use as part of an overall mixed use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective. The overall effect is uncertain given the portion of the site to be used for employment development is unknown at this stage.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C432: Gestamp, Wolverhampton Road/A5 Watling Street, Cannock (Mixed use - residential/ employment/ offices)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, this mixed use site option is approximately 5.5km from the Cannock Chase SAC, within the 15km radius for residential development to prevent the increase of pressure on the site’s recreation. As this mixed use site is expected to provide in the region of 180 new dwellings, there is potential that development could have an impact on the SAC. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?/+

Justification

This site is made up entirely of land classified as urban. It lies on the A4061 which leads directly into the AQMA on the A5. There is potential for traffic

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associated with the development to exacerbate existing air quality issues within the AQMA. The proximity of the site to the strategic road network means that a residential development may be impacted by noise pollution at this site. There is uncertainty attached to this aspect of the effect recorded given that design solutions may help to address the issue of noise pollution. As this site consists of brownfield land it is likely that it will lead to the preservation of the highest quality soils in the District. The site does not lie with an SPZ. Therefore, a mixed minor positive and significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	++

Justification

The site consists of entirely brownfield land, which is currently in use as an employment site and industrial premises. There is potential that previously use building and materials could be reused for the new residential development. The site is relatively large (it would support the delivery of 180 new houses, new employment uses and offices) in size. As such, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and is located on brownfield land. As such, a negligible effect is still likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is situated within an Urban LCT. It does not lie within close proximity to the National Landscape. Therefore, an uncertain negligible effect is likely in

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relation to this SA objective as the exact effects of development on the landscape may depend in part on the design of new developments.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this site is on brownfield land it has opportunities for reuse and regeneration of onsite buildings and materials, reducing waste generation. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is within 350m of a number of bus stops (including Leamington Close, Southgate End and Berwick Drive) which offer a range of bus services and routes and the nearest railway station is in excess of 1km. Therefore, a minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++?

Justification

The site is expected to provide 180 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective. This effect however is uncertain as the proportion of employment use to be provided at the site is currently unknown.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is within walking distance (600m) of Longford Primary School. There are also a number of further primary and secondary schools located nearby within Cannock which are likely to be accessible by bus. As such, an uncertain minor positive effect is likely as the effects depend on if the existing schools have the capacity for new students.

This site is expected to provide 180 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

This site is within approximately 350m of Alderwood Medical Practice. Therefore, a minor positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of a number of areas of open space identified in the Green Space Network (2012). This includes a number of allotments, amenity greenspace, areas of semi-natural greenspace and a playground at IvyClose. The close proximity of these areas of open space is likely to help encourage residents of new development to make use of outdoor spaces for leisure and recreation. As such, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location is adjoining the settlement edge of Cannock, one of the District’s town centres. It is likely that due to the sites location in Cannock, community services and facilities will be easily accessed by the residents of the new development. In addition, the site is within close proximity of a number of sustainable transport links which will contribute towards avoiding isolation. Therefore, a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+/-?

Justification

This site is currently in use for employment. As such the delivery of new homes at this location may result in the loss of an existing employment use. However, the site is also expected to provide some new employment land (as part of the overall 5.3ha mixed use development) which will help contribute to the necessary supply in the District. The site may also potentially offer employment opportunities to new residents at the site. Therefore, an uncertain mixed minor positive and minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundary of Cannock, Rugeley or Hednesford so it is not expected that development at this site will play a role in enhancing any of the town centres in Cannock Chase. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C462: Land at Market Street/Victoria Street, Hednesford (Mixed use – residential/employment)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located approximately 135m to the east of the site. A significant negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage. In addition it may be possible to promote habitat connectivity if new developments include green infrastructure.

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The Cannock Chase SAC lies approximately 1.6km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is on brownfield land which is classified as urban. As such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an ‘A’ Road a negligible effect is identified in relation to noise pollution. The site does not lie with a Source Protection Zone. Therefore, a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land and is relatively small in size (0.7ha). As such, the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite. A minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located entirely on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the

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development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 140m of Hednesford railway station and there are a number of bus stops within 350m of the site, the closest of which is located adjacent to the site on Victoria Street. This bus stop provides access to a number of services, the most frequent of which operated once every 15 minutes. A significant positive effect is therefore expected on this SA objective as it gives potential residents the option of using sustainable modes of transport.

The site is also located within close proximity of a cycle path to the west.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

This site is 0.7ha in size; however an estimate on the number of houses which might be accommodated at this location has not been suggested. A significant positive effect is therefore likely on this SA objective as although the site is smaller in size, its suggested housing density is 50dph. Residential sites which allow for more than 10 homes are likely to make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is within walking distance (600m) of West Hill Primary School which is located approximately 330m west of the site. There are also a number of further primary and secondary schools located nearby within Cannock which are likely to be accessible by bus. As such, an uncertain minor positive effect is likely as the effects depend on if the existing schools have the capacity for new students.

It is unlikely that new primary provision would be provided onsite, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within close proximity one health facility; St John’s Surgery is approximately 140m to the west of the site on Station Road. There is no hospital within 600m of the site. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The closest open space to the site is the private sports ground by Angelsey Street which is within 160m to the south east. Access to this open space is limited however. The civic square at Hednesford High Street is located within 50 of the site to the south east. The closest area of green space identified in the Green Space Network (2012) is located adjacent to the north east boundary of the site. Access to a PRow is provided at Rugeley Road within 150m of the site to the east. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and a PRow. The site is not expected to accommodate more than 100 homes meaning that onsite open space is unlikely to be incorporated.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Hednesford which contains one of the District’s town centre. Therefore, a significant positive effect is likely on this SA objective as potential residents may be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

The site has not been identified as being in current employment use. The site would accommodate a mix of uses including employment. A minor positive effect is expected given that the given is under 30ha. The overall effect is uncertain given the portion of the site to be used for employment development is unknown at this stage.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Hednesford and therefore there is potential that residential development at this site will play a role in enhancing the town centre. This type of development could help to increase footfall within the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The Cannock Chase Heritage Impact Assessment has identified the designated asset (Anglesey Hotel) and two non-designated assets (92 & 94 Market Street, and 96 – 100 (even) Market Street) as related to this site. The site is stated to currently not make a contribution to the significance of these assets. Landscaping along the south side of Victoria Street is recommended to be retained and that building height is restricted to avoid visual impact and mitigate harm. As such, a negligible effect is recorded in relation to this SA objective. The effect is uncertain given that impacts will be dependent upon the design of the new development at the site which is currently unknown.

C504/CE73: Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock (Mixed use - leisure use/ food and beverage and some complementary retail/ residential/ a hotel or office space at upper levels)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development (as part of mixed use

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development) is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.78ha and would accommodate 40 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at the bus station and at Hatherton Road), providing a range of routes and services. The site is also approximately 575m from Cannock Railway Station. In addition, it is in close proximity to sections of the Cannock Chase Cycle Network. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 40 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located 115m from Cannock Chase College and is also within walking distance of St Mary’s Catholic Primary School, Sherbrook Primary School and Cannock Chase High. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners, The Red Lion Surgery and The Colliery Practice. As this site is within walking distance of both a hospital and three GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, St Lukes Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. The mixed use development at this location could also support access to additional services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

The site will include employment uses (as part of mixed use development). As such the development of this relatively small site (0.78ha) for employment use is likely to result in provision of new job opportunities locally. It is unknown how much land would be developed for employment use. Therefore, an uncertain minor positive effect is expected on this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that mixed development at this site will play a role in enhancing the town centre. New residential development could increase footfall in the area and the new retail uses could act to complement the existing town centre uses at this location. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a moderate impact on a designated asset (Church of St Luke) and the Cannock Town Centre Conservation Area. Setting back of buildings from Church Street and Ringway and the gradation of building heights are recommended to mitigate harm. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C505: Park Road Bus Station, Cannock (hotel and conferencing facilities/ residential uses)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development (as part of mixed use development) is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the

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preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.11ha and would accommodate 15 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++?

Justification

The site is within 350m of a number of bus stops (including those at the bus station and Hatherton Road), providing a range of routes and services. However, those at the bus station may be lost to development of the site. The site is also approximately 760m from Cannock Railway Station. In addition, it is in close proximity to sections of the Cannock Chase Cycle Network. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective. The effect is uncertain depend on whether or the bus stops currently provided at the bus station are required to be provided as part of development.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 15 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located opposite Cannock Chase College and is also within walking distance of St Luke's Primary School, St Mary's Catholic Primary School, Sherbrook Primary School and Cannock Chase High. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at

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night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners, The Red Lion Surgery and The Colliery Practice. As this site is within walking distance of both a hospital and three GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, St Lukes Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access for residents to the range of community services and facilities at this location. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

The site will include employment supporting uses (as part of mixed use development). This would include new conferencing facilities and a hotel. As such the development if this small site (0.11ha) for employment use is likely to result in provision of new job opportunities locally. It is unknown how much land would be developed for employment use and an uncertain minor positive effect is expected on this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that mixed development at this site will play a role in enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a moderate impact on two designated assets (Congregational Chapel and Manse Immediately South of Congregational Chapel) and the Cannock Town Centre Conservation Area. Setting back of buildings from Stafford Road and planting used to mirror that on the western side of the road is recommended to mitigate harm. As such, a significant negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C506/CE40: Beecroft Road Car Park, Cannock (Mixed use – residential/ retail or commercial office use/ new decked car park)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development (as part of mixed use development) is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the

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preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.68ha and would accommodate 35 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++?

Justification

The site is within 350m of a number of bus stops (including those at the bus station and at Hatherton Road), providing a range of routes and services. The site is also approximately 615m from Cannock Railway Station. In addition, it is in close proximity to sections of the Cannock Chase Cycle Network. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective. The effect is uncertain given that the site is to incorporate a car park which could limit the potential for modal shift to promoted in the town centre.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 35 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located 130m from Cannock Chase College and is also within walking distance of St Mary’s Catholic Primary School, Sherbrook Primary School and Cannock Chase Children's Centre, Cannock Chase High. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at

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night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners, The Red Lion Surgery and The Colliery Practice. As this site is within walking distance of both a hospital and three GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, St Lukes Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

The site will include employment supporting uses (as part of mixed use development). This is to include residential, retail or commercial office use. As such the development of this relatively small site (0.68ha) for this type of development use is likely to result in provision of new job opportunities locally. It is unknown how much land would be developed for employment use. Therefore, an uncertain minor positive effect is expected on this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that residential development at this site will play a role in enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C508: Backcrofts Car Park, Cannock (Mixed use – offices/ ancillary retail and leisure/ residential)

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SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.26ha and would accommodate 20 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at the bus station and at Hatherton Road), providing a range of routes and services. The site is also approximately 585m from Cannock Railway Station. In addition, it is in close proximity to sections of the Cannock Chase Cycle Network. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 20 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located 184m from St Mary's Catholic Primary School and is also within walking distance of Cannock Chase College and Cannock Chase High. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at

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night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners, The Red Lion Surgery and The Colliery Practice. As this site is within walking distance of both a hospital and three GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, St Lukes Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. The provision of new homes within the town centre could support its viability by increasing footfall to the area. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

The site is not currently in use as an employment site. The development of the site would include some employment supporting uses, however, the overall amount of land given over to employment uses is unknown. As such, an uncertain minor positive effect is likely in relation to this SA objective.

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SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that residential development at this site will play a role in enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C511a Part of CE46: Avon Road/Hallcourt Lane, Cannock (Mixed use - leisure facilities/

retail/ food and beverage uses and/or residential)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site lies entirely within urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. As the site is on brownfield land it is expected that development here will encourage the

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preservation of high quality soils in the District. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (it is 0.37ha and would accommodate 40 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and is classified as urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at the bus station and at Hatherton Road), providing a range of routes and services. The site is also approximately 450m from Cannock Railway Station. In addition, it is in close proximity to sections of the Cannock Chase Cycle Network. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 40 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located opposite St Mary’s Catholic Primary School and is within walking distance of Cannock Chase College. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at

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night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, Dr Rasib & Partners and The Colliery Practice. As this site is within walking distance of both a hospital and two GPs, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park, St Lukes Cemetery, and an area of amenity greenspace. The close proximity of these features to the site is likely to help encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective. As the site is not expected to provide over 100 new homes it is considered less likely to incorporate new open space onsite.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the town centre of Cannock is likely to encourage access of residents to community services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

The site is not currently in use as an employment site. The site would include some retail uses which could provide employment opportunities in the area. The site is only 0.36ha in size and it is unknown how much land would be developed for employment use. As such, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that mixed use development at this site will play a role in enhancing the town centre. The provision of new homes within the town centre could support its viability by increasing footfall to the area. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to have a low impact on three designated assets (Church of St Luke, Wayside Cross in St Luke’s Churchyard, and Railings and gates at south side of St Luke’s Churchyard) and the Cannock Town Centre Conservation Area. It is recommended that development on the site is set back from the street and building height stepped up as it moves away from the street to mitigate harm. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

C527/CE74: Former co-op supermarket building, Anglesey Street (Mixed use – residential/ employment)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The Chasewater And The Southern Staffordshire Coalfield Heaths SSSI is located approximately 340m to the east of the site. A minor negative effect is therefore identified on this SA objective, however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage. In addition, it may be possible to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 1.6km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is on land which is classified as urban. The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an ‘A’ Road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site does not lie with a Source Protection Zone. Therefore, a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land and is relatively small in size. As such, the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite. A minor positive effect is therefore expected on this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR04 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located entirely on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

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SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 80m of Hednesford railway station and there are a number of bus stops within 350m of the site, the closest of which is located adjacent to the site on Anglesey Street. This bus stop provides access to a number of services, the most frequent of which operated once every 15 minutes. A significant positive effect is therefore expected on this SA objective as it gives potential residents the option of using sustainable modes of transport.

The site is also located adjacent to a cycle path to the east.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	+?

Justification

This site is small in size; however an estimate on the number of houses which might be accommodated at this location has not been suggested. An uncertain minor positive effect is therefore likely on this SA objective. The site is proposed for mixed-use meaning there is potential for a smaller amount of housing to be provided when considering the other uses also to be located at the site.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is within walking distance (600m) of West Hill Primary School which is located approximately 360m west of the site. There are also a number of further primary and secondary schools located nearby within Cannock which are likely to be accessible by bus. As such, an uncertain minor positive effect is likely as the effects depend on if the existing schools have the capacity for new students.

It is unlikely that new primary provision would be provided onsite, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

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SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within close proximity one health facility; St John's Surgery is approximately 115m to the north west of the site on Station Road. There is no hospital within 600m of the site. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The closest open space to the site is the Pye Green Valley which is within 220m to the south east. Hednesford Hills green space, which contains multiple PRoW is also 350m to the south east of the site. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and a PRoW.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++

Justification

The site is located within Hednesford town centre and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

The site has been identified for mixed-use development which will provide residential and economic development. As the site is less than 30ha and it is unknown how much land would be developed for employment use. It is likely to result in an uncertain minor positive effect on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Hednesford and therefore there is potential that residential development at this site will play a role in

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enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

C540: Unit E & F Beecroft Court, Cannock, WS11 1JP

Note: This site has planning consent and mitigation measures have been incorporated to ensure it is acceptable in planning terms. This SA assessment reflects the baseline situation assuming no mitigation.

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from a locally designated site. However, the site lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an ‘A’ Road and therefore a negligible effect is identified in relation to noise pollution. There is likely to be a negligible effect on water quality as the site does not lie within a Source Protection Zone. The site is located on brownfield land which has been classified as urban land. As such a minor positive effect is expected in relation to land use.

Overall a minor positive effect is likely on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

This site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (20 dwellings). Therefore, a minor positive is likely in relation to this SA objective.

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new residential development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land which is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within the Coalfield Farmlands LCT and has been assessed as being urban. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of development on the landscape will depend in part on its design which is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there is opportunity for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

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SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops (including those at the bus station, and at Cannock Chase Hospital), providing a range of routes and services. The site is also approximately 750m from Cannock Railway Station. In addition, the site is adjacent a number of sections of the Cannock Chase Cycle Network. to the close proximity of these sustainable transport links may help to encourage modal shift in the area. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 20 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located adjacent to Cannock Chase High School and Sherbrook Primary School. In addition, it is also walking distance from Cardinal Griffin Catholic High School, Cannock Chase College Campus and Cannock Chase Children Centre. Therefore, an uncertain significant positive effect is likely as the effects will depend partly upon the capacity of schools to accept new pupils.

This site is expected to provide 20 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new residential development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

This site is within 600m of Cannock Chase Hospital, The Red Lion Surgery and The Colliery Practice. As this site is within walking distance of both a hospital and two GPs, a significant positive effect is likely in relation to this SA objective.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. It is recognised that some of this open space is in institutional use with restricted access. The close proximity of the site to these features may help to encourage residents to take advantage of opportunities for outdoor leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within the developed area of Cannock and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

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SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is located just outside of the town centre boundary of Cannock. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site is located within 300m of Cannock Town Centre Conservation Area which is to the south west. This area contains a number of Listed Buildings but is separated by the site by a substantial amount of existing development as well as the path of the dual carriageway at the A34.

The site lies within HUCA 21 – Calving Hill as identified in the Cannock Historic Character Assessment as part of the Staffordshire Extensive Urban Survey (2009). The survey highlights that there is little of historic interest within the HUCA apart from a number of surviving late 19th century and early 20th century houses and the site falls outside of these areas. The area has been given a historic value of low and an aesthetic value of medium. Development within the character area has been piecemeal with little overall planning to be discerned. The centre of the character area in which the site is located is dominated by the Historic Character Types 'Public buildings' and 'School/college'. There is also little evidence that there is likely to be below ground archaeological remains associated with earlier settlement within the site.

A minor effect is expected on this SA objective given the current low to medium heritage value of the area and considering the relatively close proximity of the Conservation Area. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C547: 54 Lloyd Street, Cannock, WS11 1HE

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

This site lies more than 1km from any internationally or nationally designated biodiversity or geodiversity sites and it is also in excess of 250m from the nearest locally designated site. However, the site lies within the 15km radius around Cannock Chase SAC where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site lies entirely on urban classified land and is not situated within a Source Protection Zone or adjacent to the strategic road network. The site is also not located within or directly linked to an AQMA. However, the site is on greenfield land. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located primarily on greenfield land and is relatively small in size (it would accommodate 12 dwellings). Therefore, a minor negative effect is likely in relation to this SA objective.

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SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new residential development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of residential development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land and is not located within flood zone 3 and flood zone 2. As such, a minor negative effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is located on greenfield land so a negligible effect is likely on this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops, the closest bus stop being within 100m on Dartmouth Road. The site is also located approximately 1km west of Cannock railway station. The site is located within close proximity to a cycle path. A significant positive effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 12 and so a significant positive effect is likely.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is within 600m of St Luke's Primary School and Cannock College. Therefore, an uncertain significant positive effect is likely as the effects depend if the existing schools in the area have capacity for new students.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new residential development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within

Appendix E SA matrices for the site options

development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

The site is within 600m of Cannock Chase Hospital and the Red Lion GP Surgery. Therefore, a significant positive effect is expected.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces. The closest green space to the site is Cannock Park within is within 250m to the north and has been identified as part of the Green Space Network (2012). As such a significant positive effect is expected on this SA objective.

Appendix E SA matrices for the site options

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	++

Justification

The site is located within Cannock and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and is unlikely to affect the regeneration of the local economy. Therefore, a negligible effect is expected on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. A negligible effect is likely in relation to this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site is located within 230m of Cannock Town Centre Conservation Area. The Conservation Area contains a number of Listed Buildings (such as St Luke’s Church and a number of addition heritage assets along High Green).

HUCA 12 - Lichfield Street and Talbot Street as identified in the Rugeley Historic Character Assessment as part of the Staffordshire Extensive Urban Survey (2009), encloses the site. This area has been identified as having high historical and aesthetic value. The built environment, although subject to piecemeal development, displays a regular street pattern which is largely the result of deliberate planning. As such there is potential for adverse effects to occur on the identified Conservation Area, as well as the surrounding built environment which has been identified as being of high value through any residential development which may occur. An uncertain significant negative effect is therefore recorded for this SA objective. Although the Conservation Area Appraisal has identified the potential for the association of the existing building at Heron Court with the surrounding townscape to be improved, the distance between this site and the Conservation Area means that there is limited potential for development at the site to contribute to this. The effect is uncertain dependent upon the design of any proposal which may come forward

Appendix E SA matrices for the site options

and considering that there is still some potential for impacts on non-designated heritage features and effects may extend beyond 500m in exceptional cases.

C553: 41 Mill Street, Cannock, WS11 0DZ

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites. However, the site also lies within the 15km radius around Cannock Chase where residential development is likely to increase recreational pressures at the site. Therefore, an uncertain minor negative effect is likely in relation to this SA objective.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in

Appendix E SA matrices for the site options

terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, minor positive effect is expected on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site consists of brownfield land. There is potential that development here will encourage the reuse of existing buildings and materials. The site is relatively small (15 homes are expected). Therefore, a minor positive is likely in relation to this SA objective.

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will have an influence in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however,

Appendix E SA matrices for the site options

these factors are considered under SA objectives 8 and 5. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	0

Justification

The site lies entirely within flood zone 1 and as it is a brownfield site it is unlikely that development will contribute towards a greater flood risk through increased amounts of impermeable surfaces. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

This site is situated within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. Therefore, an uncertain negligible effect is likely in relation to this SA objective. The effect of new development on the landscape will depend in part on its design.

Appendix E SA matrices for the site options

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	+

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there may be opportunities for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is within 350m of a number of bus stops providing a range of routes and services, including a bus stop approximately 150m to the east the site on the Lichfield Road which has services every 30 minutes. The site is also approximately 400m from Cannock Railway Station which is to the south east. The close proximity of the site to these sustainable transport links is likely to help encourage travel by more sustainable modes in the District. Therefore, a significant positive effect is likely in relation to this SA objective.

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SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site is expected to provide 15 new residential dwellings. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located 280m from St Mary's Catholic Primary School which is to the south and approximately 500m from Cannock Chase High School which is to the north. The site is also within walking distance of Cannock Youth Centre and Cannock Chase College. As such, an uncertain significant positive effect is likely. The effect will be dependent in part upon on the capacity of the existing schools for new students.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development at this site on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will be determined through the detailed proposals for each site. Therefore, the effects of this site option will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	0

Justification

This site is within 600m of Cannock Chase Hospital, The Red Lion Surgery and The Colliery Practice. As this site is within walking distance of both a hospital and a GP, a significant positive effect is likely in relation to this SA objective.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. This includes the civic square at Cannock Town Centre, as well as Cannock Park and Mill Green Nature Park. The close proximity of these features to the site is likely to help

Appendix E SA matrices for the site options

encourage their use by new residents. Therefore, a significant positive effect is likely in relation to the SA objective.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site’s location within the built up area of Cannock is likely to encourage access of residents to community services and facilities. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Cannock and therefore there is potential that residential development at this site will play a role in enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site is located within 85m of Cannock Town Centre Conservation Area which is to the west. The Conservation Area contains a number of Listed Buildings but is screened from the site by an area of existing residential. Further Listed Buildings are located to the south east of the site within 80m at Mill Street. The site lies within HUCA 19 – North east of Cannock as identified in the Cannock Historic Character Assessment as part of the Staffordshire Extensive Urban Survey (2009). This area has been identified as having a medium aesthetic and historical value. Piecemeal redevelopment has reduced the aesthetic value of heritage assets in the area, however surviving buildings and the street pattern contribute to the town's local distinctiveness. It has also been identified that there is a moderate potential for below ground archaeological deposits to survive within the area.

A minor negative effect is expected on this SA objective given the current medium heritage value of the area. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C557: Cannock Chase High School, Lower Site Campus, Hednesford Road, Cannock, WS11 1JT

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is not within 1km of any international or nationally designated sites, and not within 250m of any locally designated site.

As the Cannock Chase SAC lies approximately 3.1km to the north of the site, a minor negative but uncertain effect is identified on this SA objective because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

The site is located on mostly brownfield land that is classified as urban and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. Overall, a minor positive effect is expected in relation to this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	++

Justification

The site is located mostly on brownfield land. The expected capacity of the site has not been provided; however, it is expected that it could accommodate more than 50 homes. A significant positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however, these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

XxxxxThe site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there may be opportunities for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 1km of a train station and within 350m of several bus stops. The closest bus stop is located adjacent to the site on Hednesford Road and there are other bus links located within 220m to the south of the site which are served regularly. In addition, a section of the Cannock Chase Cycle Network is adjacent to the site. A significant positive effect is therefore expected on this SA objective.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site has not been provided. However, it is expected to have capacity for more than 10 homes and therefore a significant positive effect is likely.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++/-?

Justification

The site is located within close proximity (600m) of a number of education facilities. It is located adjacent to Cannock Chase High School and to Cannock Chase Children’s Centre. It is located 300m from Sherbrook Primary Special

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Education School and within 600m of Cannock College and Chads Moor Junior School. Therefore, a significant positive effect is expected in relation to this SA objective. The effect is uncertain as it is dependent in part upon on the capacity of the existing schools for new students.

However, the site is located within the grounds of Cannock Chase High School and its development for housing would result in a loss of existing school buildings. Therefore, a minor negative effect is expected in combination with the significant positive effect.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	++

Justification

The site is located within 600m of Cannock Chase Hospital and the Red Lion GP Surgery. Therefore, a significant positive effect is therefore likely on this SA objective.

SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site lies within 600m of several outdoor open spaces identified in the Green Space Network (2012) as well as a number of PROWs. It is recognised that some of the adjacent open space is in institutional use with restricted access. The close proximity of the site to these features may help to encourage residents to take advantage of opportunities for outdoor leisure and recreation. Therefore, a significant positive effect is likely in relation to the SA objective.

The site contains areas of institutional outdoor open space identified in the Green Space Network (2012), which may be lost due to development. Therefore, a minor negative effect is expected in combination, although this is uncertain as the open space may potentially be retained and/or enhanced.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within the built up area of Cannock and in close proximity to the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site has not been identified as being in current employment use. As such providing development at this location would not result in the loss of an existing employment site and a negligible effect is expected on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located is close proximity but north of Cannock town centre. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall, a negligible effect is expected on this SA objective.

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SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site is not located within close proximity (500m) of any designated heritage assets. The site lies within HUCA 21 – Calving Hill as identified in the Cannock Historic Character Assessment as part of the Staffordshire Extensive Urban Survey (2009). The survey highlights that there is little of historic interest within the HUCA apart from a number of surviving late 19th century and early 20th century houses and the site falls outside of these areas. The area has been assessed as having low historical value and medium aesthetic value.

Development within the character area has been piecemeal with little overall planning to be discerned. The site falls within the centre of the character area. The character area is dominated by the Historic Character Types 'Public buildings' and 'School/college'. There is little evidence that there is likely to be below ground archaeological remains associated with earlier settlement within the site.

A negligible effect is expected on this SA objective given the current low to medium heritage value of the area. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

C558: Springvale Area Service Office, Walhouse Street, Cannock, WS11 0DY

SA Objective	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Mill Green Nature Park Site of Biological Importance is located to the north east of the site within 200m. A minor negative effect is therefore identified on this SA objective; however, this is uncertain as the potential impacts on designated sites cannot be determined until more specific development proposals are made which would occur at planning application stage. In addition, it may be possible to promote habitat connectivity if new developments include green infrastructure.

The Cannock Chase SAC lies approximately 4.4km to the north of the site, therefore a minor negative but uncertain effect is also identified because new residential development within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

SA Objective	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. The site is adjacent to the A34 and therefore there is potential for new residents to be adversely affected by noise pollution. It may be possible however, to mitigate effects through the design and layout of the site. A minor uncertain negative effect is expected for the site.

The site is located on brownfield land which has been identified as urban land and as such development at this location would result in the use of previously developed land. A minor positive effect is expected in terms of land use. The site is not located within a Source Protection Zone and as such there is expected to be limited potential for detrimental impacts on local water quality.

Overall, a mixed minor positive/minor uncertain negative effect is expected on this SA objective.

SA Objective	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land and is quite small in size (10 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objective	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objective	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and is outside of flood zone 3 and flood zone 2. A negligible effect is therefore expected on this SA objective.

SA Objective	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR26 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not

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located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objective	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The effects of new development in terms of waste generation and handling will depend largely on people’s behaviour while using the new development. However, as this is a brownfield site, there may be opportunities for the reuse of buildings and materials, which will reduce waste generation during construction. Therefore, an uncertain minor positive effect is likely in relation to this SA objective.

SA Objective	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 150m of Cannock Train Station which is to the east at Girton Road. The site is also located within 350m of a number of bus stops. The closest bus stop is located within 70m of the site to the west on the A34. Access to a bus service which runs once every 30 minutes is provided from this

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location. A significant positive effect is therefore expected on this SA objective. The site is not located within close proximity of a cycle path.

SA Objective	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 10 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objective	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++

Justification

The site is located within close proximity (600m) of a number of education facilities. St. Mary's Catholic Primary School is located to the west of the site within 170m. Chaselea Short Stay School accommodates children from 11-16 years of age and is located within 350m also to the west. A significant positive effect is therefore likely on this SA objective, although this is uncertain, as it will depend on the availability of school places.

Appendix E SA matrices for the site options

This site is expected to provide 10 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objective	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objective	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within 470m of the Colliery Practice (Cannock) which is located on Hednesford Street to the north. A There is no hospital within 600m of the site. A minor positive effect is therefore likely on this SA objective.

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SA Objective	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The closest open space to the site with unrestricted access is the housing amenity land at Trinity Close which is located within 50m to the west. Rumer Hill Community Garden is located within 300m of the site to the east. A number of allotments are present at Girton Road which is located within 55m of the site to the south; however, access to this area is limited. The site is also located within 200m of Mill Green Nature Reserve to the north east. Access to a PRoW is provided by Walsall Road within 150m of the site to the south. A significant positive is expected on this SA objective given that the site would provide nearby access to a number of open spaces and a PRoW.

SA Objective	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within the built up area of Cannock and is within closest proximity of that town centre. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

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SA Objective	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	--

Justification

The site has been identified by the Council as currently being in employment use. As such providing residential development at this location may result in the loss of existing jobs and could adversely affect the regeneration of the local economy. A significant negative effect is therefore expected on this SA objective.

SA Objective	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within one of three identified town centres in Cannock Chase. Cannock town centre is the closest of these areas but is located 80m north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall, a negligible effect is expected on this SA objective.

SA Objective	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site is located within 350m of Cannock Town Centre Conservation Area which is to the north west. This Conservation Area contains a number of Listed Buildings but is screened from the site by significant areas of existing residential and commercial development. Further Listed Buildings are located to the north east of the site within 315m at Cannock Mill and Cannock Mill House. The site lies within HUCA 19 – North east of Cannock as identified in the Cannock Historic Character Assessment as part of the Staffordshire Extensive Urban Survey (2009). This area has been identified as having a medium aesthetic and historical value. Piecemeal redevelopment has reduced the aesthetic value of heritage assets in the area, however surviving buildings and the street pattern contribute to the town's local distinctiveness. It has also been identified that there is a moderate potential for below ground archaeological deposits to survive within the area.

A minor negative effect is expected on this SA objective given the current medium heritage value of the area. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

N57 Wyrley Grove, Lime Lane, Little Wyrley
 (Mixed use - residential, employment and other non-residential uses, including recreation/tourism)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site contains part of the Cannock Extension Canal SSSI and SAC. Wyrley Common Site of Biological Interest is located adjacent to the site to the east.

As such, given that two of the biodiversity sites which might be affected by development at this location are national or international designations, a significant negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The site is located within 8.0km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is also identified because new residential development which might be provided as part of the mixed use within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to a motorway or an 'A' Road a negligible effect is identified in relation to noise pollution. The site is located mostly on brownfield land (consisting of hard standing and a number of smaller buildings) which is identified as non-agricultural land. A minor positive effect is expected in relation to this aspect of the SA objective. The site is not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality

Overall, a minor negative is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	++

Justification

The site is mostly located on brownfield land (part of the site contains a hard standing and small number of buildings) which has not been developed and is relatively large in size (with capacity for around 50 homes). As such the development of the site could present opportunities for the re-use of materials and buildings which might already be onsite. A significant positive effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new mixed use development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of mixed use development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on mostly brownfield land (part of the site contains a hard standing and small number of buildings) and as such its development is less likely to increase the area of impermeable surfaces in the District. The site is located outside of flood zone 3 and flood zone 2. A negligible negative effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP22 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on mostly brownfield land (part of the site contains a hard standing and small number of buildings) and as such the development of this site is seen as a more efficient use of land in the District. An uncertain minor positive effect is expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site would provide a mix of uses at this location. As such it would include an amount of housing which would help to contribute to local requirements. The number of new homes suggested for this site is 50. As such a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

The site would provide a mix of uses including new homes at this location. The site is not located in close proximity of any existing education facilities which might otherwise have allowed new residents to have improved opportunities for educational attainment. As such a minor negative effect is expected on this SA objective.

New developments which provide 700 homes or more in Cannock Chase are expected to result in new primary provision in the District however as the suggested number of new homes for this site is 50 dwellings it is unlikely that new school places would be supported as part of development of this site.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new mixed use development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

Appendix E SA matrices for the site options

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site would provide a mix of uses including new homes at this location. The site is not located in close proximity of any existing healthcare facilities which might have helped to improve public health in the area. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located in close proximity of a number of open spaces which might be used by new residents and by employees during breaks and outside of working hours for leisure and recreation. The closest open spaces to the site are a green link adjacent to the east and an area of semi-natural open space adjacent to the north west. Wyrley Common is another semi-natural open space and is located within 50m of the site to the east. A number of PRowWs can be accessed to the north east of the site within 65m by Pelsall Road Bridge. A significant positive effect is expected on this SA objective given that the site would provide nearby access to a number of open spaces and PRowWs.

Appendix E SA matrices for the site options

This significant positive effect is likely to be combined with an uncertain minor negative effect. The site contains parts of a green link and a semi-natural green space as well as a PRow. As such dependent upon the design of the scheme and the nature of any recreation/ tourism facilities are provided for this site, the provision of mixed use development may impact upon access to open space for recreational and leisure uses in the District.

The number of new homes suggested for this site is 50 however it is unclear what area other uses at this location would take up. Sites which include over 100 new homes are expected to provide increased opportunities for the incorporation of new open space and as such this type of provision is not expected to be incorporated as part of the development of this site.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	--

Justification

The site is not located within the existing urban area or in close proximity of any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is also not located within close proximity of any existing public transport nodes which might provide access to services or facilities further afield. A significant negative effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

This is a relatively small site (3.3ha). As such its development for employment use as part of an overall mixed use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective. The overall effect is uncertain given the portion of the site to be used for employment development is unknown at this stage.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Cannock town centre is the closest of these areas but is located to the north west of the site. The development of the site would therefore not help to enhance the appearance of the built environment in that area or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely impact a non-designated asset (Grove Basin). Development on the part of the site not occupied by this asset would cause only a slight loss of significance. It is recommended that this is retained as part of the development to mitigate harm. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

RE20: Leathermill Lane/Trent and Mersey Canal Corridor (Mixed use – residential/employment)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

Appendix E SA matrices for the site options

The Cannock Chase SAC lies approximately 3.9km to the west of the site, therefore a minor negative but uncertain effect is also identified because new residential development (as part of mixed use development) within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an 'A' road, a negligible effect is identified in relation to noise pollution. The site is located primarily on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located primarily on brownfield land and is relatively small in size. A minor positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new mixed-use development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of residential development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and while a small portion of the site is within flood zone 2, the majority is within flood zone 1. As such, negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within UR13 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located primarily on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops, the closest bus stop is adjacent to the site on Power Station road. The site is also located approximately 815m north east of Rugeley Town Train Station and approximately 860m south of Rugeley Trent Valley Train Station. The site is located within close proximity to a cycle path. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

This site is likely to provide more than 10 homes as the site is relatively large in size and so a significant positive effect is likely as sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within close proximity (600m) of a few schools. Chancel Primary School is located to the north west of the site within 350m and Churchfield Church of England Primary School is located within 550m of the site to the south west. However, the site does not lie within 600m of an existing secondary school, so therefore an uncertain minor positive effect is likely. The effect is uncertain given that it will depend in part upon sufficient capacity being present at existing schools to accommodate new pupils.

It is unlikely that new primary school will be provided onsite, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new mixed-use development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within approximately 450m of Aelfgar Surgery to the north west of the site. The site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces. The closest open space to the site is the Trent and Mersey Canal green link which lies adjacent to the site. A public sports ground and a green space are also within 200m of the site which have been identified as part of the Green Space Network (2012). As such a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Rugeley and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

The site will include employment uses (as part of mixed use development). As such the development of this relatively small site for employment (it is less than 30ha in size) use is likely to result in provision of new job opportunities locally. It is unknown how much land would be developed for employment use. Therefore an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. It is noted that Rugeley town centre is located adjacent to the site in the west. A negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R127: Rugeley Power Station, Rugeley (Mixed use – residential/ employment)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

However, the Cannock Chase SAC lies approximately 3.7km to the west of the site, therefore a minor negative but uncertain effect is identified because new residential development (as part of a mixed use scheme) within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+/-?

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. The site is located adjacent to the A51 to the south and west and therefore a minor negative effect is identified in relation to the potential for adverse impacts of noise pollution on the site. This negative effect is uncertain given that it may be possible to mitigate any adverse impacts on residential amenity in terms of noise pollution. The site is located on mostly brownfield land and as such development at this location would result in the use of a large area of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a mixed effect (minor positive/uncertain minor negative) is therefore expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	++

Justification

The site is located on mostly brownfield land on which the Rugeley Power Station lies. It is relatively large in size (with capacity for 1,000 dwellings). A significant positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on mostly brownfield land and is mostly outside of flood zone 3. The most northern part of the site is located in flood zone 3 but it is expected that this area of the site can be avoided when new development is being provided. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	0?

Justification

The site is located within TV01 and TV02 both of which are classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is not located within 1km of the Cannock Chase National Landscape. A negligible effect is therefore expected on this SA objective. The negligible effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on mostly brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is also located within 850m of Rugeley Trent Valley railway station and is not within 350m of any bus stops. A designated cycle route included in the Cannock Chase Cycle Network runs parallel to the south western boundary of the site, along the A51. There is potential that the above options will encourage the use of sustainable modes of transport to commute. Therefore, a minor positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site has an indicative minimum capacity of 800 dwellings. As such this is one of the largest residential led sites considered. A significant positive effect is therefore likely on this SA objective given that sites which allow for 10 homes or more are expected to make affordable housing provision

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++/-?

Justification

The site is not located within close proximity (600m) of any education facilities. As such the new homes provided at this location would not provide residents with a good level of access to existing education facilities. The site has an indicative capacity of 800 dwellings and as such the development could result in new primary provision onsite. A mixed significant positive and minor negative effect is therefore likely on this SA objective, although this is uncertain, as it will depend in part on the availability of existing school places.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of this residential led site option on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity (600m) of any existing healthcare facilities. As such the new homes provided at this location would not provide residents with a good level of access to existing healthcare facilities. A minor negative effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity (600m) of a number of open spaces and PRowS. A green link is located within 175m of the site to the west. St Joseph and St Etheldreda churchyard and cemetery is located within 545m of the site also to the west. The closest public sports ground to the site is located within 515m by Station Road and Market Street to the north west. The closest PRow is located within 370m of the site to the north east where it runs to Blithbury Road. As such a significant positive effect is expected on this SA objective.

This significant positive effect is expected to be combined with an uncertain minor negative effect however, given that part of the site contains an area of land which has been identified in the Green Space Network (2012). This area makes up part of a private sports ground (a golf course), however as it is identified in the Green Space Network (2012), it is considered that this area plays some role in the provision of open spaces for leisure and recreational use for the general public. As such the provision of residential led development at this location may result in the loss of open space for recreational or leisure use, dependent upon its design.

It is unknown at this stage what portion of the mixed used development would include new homes. Therefore, it is uncertain if this site would allow for opportunities to incorporate areas of open space (sites which include over 100 new homes are expected to provide increased opportunities for the incorporation of new open space).

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the northern edge of Brereton which has been identified as a Local Centre in Policy CP11 of the Local Plan (Part 1). This area may therefore provide a good level of access to nearby community services and facilities for employees during break times and outside of working hours. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	++/-?

Justification

The site has been identified by the Council as being part of the Rugeley Power Station which has recently closed and previously accommodated approximately 150 employees. As such providing mixed use development which includes residential development and other non-residential uses as well some employment provision at this location may result in the loss of some employment land in the District. New employment development is to be provided as part of the overall mix of uses at this particularly large site (55ha). An overall mixed effect (significant positive/minor negative) is therefore expected on this SA objective. The significant positive effect is uncertain however considering that the site would accommodate other types of development which might limit the amount of employment development which could be provided.

Appendix E SA matrices for the site options

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is located within Rugeley but it is outside of the town centre which is to the west. The development of the site would therefore not help to enhance the appearance of the built environment in the town centre or encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R128: Land at Coalpit Lane, Brereton, Rugeley (Mixed use – residential/ employment)

Appendix E SA matrices for the site options

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Brereton Hayes Site of Biological Interest is located adjacent to the site to the south west. Chetwynd's Coppice is located within 60m of the site to the east and has been identified as a Biodiversity Alert Site.

As such, given that the biodiversity sites which might be affected by development at this location are local designations, a minor negative effect is expected on this SA objective. The effect is uncertain given that appropriate mitigation may avoid adverse effects and there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

A section of the Cannock Chase SAC lies approximately 2.7km to the west of the site, therefore a minor negative but uncertain effect is also identified because new residential development which might be provided as part of the mixed use within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected in terms of air quality. The site is also not adjacent to a motorway or an 'A' Road and therefore a negligible effect is identified in relation to noise pollution. A minor negative effect however is likely for preserving soils as the site lies on mostly greenfield land which is mainly classified as Grade 4 Agricultural Land. The site does not lie within a Source Protection Zone and therefore development at this location is not expected to impact adversely upon local water quality.

Overall a minor negative effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	--

Justification

The site is located mainly on greenfield land and is large in size (capacity for 113 homes). A significant negative effect is likely as there is little opportunity to re-use any materials that already exist on site.

Appendix E SA matrices for the site options

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new mixed use development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of mixed use development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on greenfield land but is outside of flood zone 3 and flood zone 2. A minor negative effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located partially within SH16 (Sandstone Hills and Heath) and partially within SF15 (Ancient Settled Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. SH16 has been identified as having a high level of sensitivity to development, while SF15 has been identified as having a moderate level of sensitivity to development. The site is also located within 20m of the Cannock Chase National Landscape to the west, however. An overall significant negative effect is therefore expected on this SA objective due to potential for development at this location to adversely affect the setting of this designated landscape. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on mostly greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of

Appendix E SA matrices for the site options

opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located more than 1km from the nearest railway station. A number of bus stops are located in close proximity (350m) to the site however. The closest bus stop is located at Coalpit Lane to the north within 140m. Bus services are accessible once every 30 minutes at this bus stop. As such a minor positive effect is expected on this SA objective.

The site is not located within close proximity of an existing cycle path.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site would provide a mix of uses at this location. As such it would include an amount of housing which would help to contribute to local requirements. The indicative capacity for residential use at this location is 113 dwellings. A significant positive effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	+?

Justification

The site is located within 540m of the Hob Hill Church of England Primary School which is to the north east. Redbrook Hayes Community Primary School is located within 575m of the site to the north. As both education facilities which are located in close proximity of the site serve only younger pupils a minor positive effect is expected on this SA objective. This positive effect is uncertain, as it will depend on the availability of school places.

New developments which provide 700 homes or more in Cannock Chase are expected to result in new primary provision in the District however as the indicative capacity for residential use at this site is 113 dwellings it is unlikely that new school places would be supported as part of development of this site.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new mixed development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However,

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such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within close proximity of one health facility; Brereton Surgery is located approximately 585m to the north of the site on Main Road. There is no hospital within 600m of the site. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++?/-?

Justification

The site is located within close proximity (600m) of a number of areas of open space and a number of PRowS. The site is located adjacent to Etching Hill and the Heath semi-natural open space to the south. A greenlink is located adjacent to the site to the north. St Michael's Churchyard is located within 370m of the site to the north east and this area has been identified in the Green Space network (2012). Amenity housing land is located to the north of the site within

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480m at St Michael's Road. PRowS are located at the south western and north eastern corners of the site. A significant positive effect is therefore expected on this SA objective.

The significant positive effect is expected to be combined with an uncertain minor negative effect, however. A PRow and green link land fall within the boundaries of the site and as such these uses may be lost as a result of mixed use development at this location dependent on the design of any scheme which might come forward.

The number of new homes suggested for this site is 113 however it is unclear what area other uses at this location would take up. Sites which include over 100 new homes are expected to provide increased opportunities for the incorporation of new open space and it may be possible that this type of provision is incorporated as part of the development of this site however this is uncertain.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the southern edge of Brereton (a Local Centre) and therefore an uncertain minor positive effect is likely on this SA objective as potential residents will be within close proximity to a limited number of services and facilities.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

This is a relatively small site (10ha). As such its development for employment use as part of an overall mixed use is likely to result in provision of a moderate number of new job opportunities locally and therefore a minor positive effect is expected on this SA objective. The overall effect is uncertain given the portion of the site to be used for employment development is unknown at this stage.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. Rugeley town centre is the closest of these areas but is located to the north of the site. The development of the site would therefore not help to enhance the appearance of the built environment in those areas, encourage people to visit and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

R143/RE15: Rugeley Market Hall and Bus Station, Rugeley (Mixed use – residential/employment)

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

The Cannock Chase SAC lies approximately 2.8km to the west of the site, therefore a minor negative but uncertain effect is also identified because new residential development (as part of mixed use development) within 15km of this

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SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an 'A' road, a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	++

Justification

The site is located on brownfield land and is relatively large in size (50 homes are suggested). A significant positive effect is likely as the redevelopment of the site would present increased potential for the re-use of materials and buildings which are already onsite.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new housing development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of housing development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site is located on brownfield land but contains areas of land within flood zone 2. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR13 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. The site is however within 860m of the Cannock Chase National Landscape, which is located to the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character a significant negative effect has been identified on this SA objective. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops, including two on Anson Street. Several bus stops are located at Rugeley bus station within the site boundary, however these may be lost to development. The site is also located within 1km of Rugeley Train Station, and close to a cycle path. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 50 and so a significant positive effect is likely as residential sites of 10 homes or more will make affordable housing provision.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within close proximity (600m) of a number of education facilities. Chancel Primary School is located to the north of the site within 365m and Churchfield Church of England Primary School is located within 190m of the site to the south. In addition, Hagley Park Academy and Fair Oaks Academy are located within 425m and 600m to the west of the site, respectively. As such a significant positive effect is expected on this SA objective. The significant positive effect is uncertain as it will depend on the availability of school places.

This site is expected to provide 50 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new housing development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within 290m of the Aelfgar Surgery which is located on Taylor's lane to the north of the site. The site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces. The closest open space to the site is Elmore Park, approximately 10m to the west of the site. This area has been identified in the Green Space Network (2012). In addition, Rugeley Town Centre civic square is located adjacent to the site in the east. A large public sports ground is located 150m to the south-west of the site. Other nearby open space includes Hagley Park to the south-west, St. Augustines Churchyard, St. Joseph & St. Etheldreda churchyard and several areas of amenity greenspace. The closest PRow is located within 360m of the site to the south west, cutting across the public sports ground. As such a significant positive effect is expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Rugeley and therefore a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

The site will include employment uses (as part of mixed use development). As such the development of this small site (1.1ha) for employment use is likely to result in provision of new job opportunities locally. It is unknown how much land would be developed for employment use. Therefore, an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Rugeley and therefore there is potential that residential development at this site will play a role in enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact three designated assets (Lloyds Bank, 19

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Lower Brook Street and 17 Lower Brook Street) and the Rugeley Town Centre Conservation Area. The impacts relating to the Conservation Area and Lloyds Bank are identified as low and impacts relating to the other assets in question are identified as negligible. Furthermore, the site at present contains low-quality modern buildings. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

**R144a/RE16: Land at Wellington Drive,
Rugeley (Mixed use – residential/ employment)
[See reference 3]**

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

The site is not located within close proximity of any internationally, nationally or locally designated biodiversity or geodiversity sites.

The Cannock Chase SAC lies approximately 2.9km to the west of the site, therefore a minor negative but uncertain effect is also identified because new residential development (as part of mixed use development) within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site.

Overall, an uncertain minor negative effect is likely on this SA objective.

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SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is not directly in or linked to an AQMA so a negligible effect is expected on air quality. As the site is not adjacent to an 'A' road, a negligible effect is identified in relation to noise pollution. The site is located on brownfield land and as such development at this location would result in the use of previously developed land meaning a minor positive effect is expected in terms of land use. The site is also not located within a Source Protection Zone and therefore development at this location is unlikely to have an adverse effect on local water quality.

Overall, a minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on brownfield land but is relatively small in size (30 homes are suggested). A minor positive effect is likely as the redevelopment of the site would present potential for the re-use of materials and buildings which are already onsite.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new mixed use development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of mixed use development sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all housing site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The site is located on brownfield land and falls mostly outside of flood zone 3 and flood zone 2. Only small portions of the site at its northern and north western edges fall within flood zone 2. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within UR13 which is classified as urban land in the Landscape Character Assessment for Cannock Chase District. However, the site is within 960m of the Cannock Chase National Landscape, which is located to the west. As such given that the close proximity of development at this site to a designated landscape may have adverse impacts on it in terms of landscape character a significant negative effect has been identified on this SA objective. The negative effect is uncertain given that the specific design of the development which might proceed at this location is unknown at this stage.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on brownfield land and as such the development of this site is seen as a more efficient use of land in the District than the development of greenfield land. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon whether waste production is reduced at this site by making use of opportunities to reuse onsite buildings and materials.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	++

Justification

The site is located within 350m of a number of bus stops, including all bus stops located at Rugeley bus station approximately 70m west of the site. The site is also located approximately 410m north of Rugeley Town Train Station which is to the south, and the site is located within close proximity to a cycle path. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The number of suggested homes that could be accommodated at this site is 30 and so a significant positive effect is likely as sites of 10 homes or more will make affordable housing provision.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	++?

Justification

The site is located within close proximity (600m) of a number of education facilities. Chancel Primary School is located to the north of the site within 500m, Churchfield Church of England Primary School is located within 135m of the site to the south, and St Joseph’s Catholic Primary School is located within 570m of the site to the south. In addition, Hagley Park Academy is located within approximately 460m to the west of the site. As such, a significant positive effect is expected on this SA objective. The significant positive effect is uncertain as it will depend on the availability of school places.

This site is expected to provide 30 homes and so it is unlikely that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new mixed use development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate

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lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the housing site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The site is located within approximately 445m of Aelfgar Surgery to the north of the site and within approximately 470m of Sandy Lane Surgery to the south of the site. The site is not located within close proximity of a hospital. A minor positive effect is therefore likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity (600m) of a number of open spaces. The closest open space to the site is Elmore Park, approximately 140m to the north west of the site which has been identified as part of the Green Space Network (2012). In addition, Rugeley Town Centre civic square is located adjacent to the site’s western boundary. A large public sports ground is located

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175m to the south-west of the site. The closest PRow is located within 380m of the site to the south west, cutting across the public sports ground. As such a significant positive effect is expected on this SA objective. The site is not expected to accommodate more than 100 homes meaning that onsite open space is unlikely to be incorporated.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	++

Justification

The site is located within Rugeley at which one of the District’s town centres is found. Therefore, a significant positive effect is likely on this SA objective as potential residents will be within close proximity to a range of services and facilities.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	+?

Justification

The site will include employment uses (as part of mixed use development). As such the development of this small site (1.1ha) for employment use is likely to result in provision of new job opportunities locally. It is unknown how much land

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would be developed for employment use. Therefore, an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	++

Justification

This site is located within the town centre boundary of Rugeley and therefore there is potential that new mixed use development at this site will play a role in enhancing the town centre. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site has been identified through the Cannock Chase Heritage Impact Assessment as being likely to impact a non-designated asset (Building to rear of 1 Upper Brook Street), the Talbot St. – Lichfield St. Conservation Area and Rugeley Town Centre Conservation Area. The development of the site is likely to have only a very low or low impact on the significance of the two Conservation Areas. The site does not contribute to the significance of the Building to rear of 1 Upper Brook Street. As such, a minor negative effect is recorded in relation to this SA objective. The effect is uncertain given that

impacts may be mitigated by adhering to the recommendations included in the heritage impact assessment work.

SA matrices for Gypsy and Traveller site options

GT1: Land at Albutts Road, Commonside, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Commonside Disused Railway Biodiversity Alert Site is located to the north of the site within 75m and a Biodiversity Alert Site to the south of the A5 is located to the south of the site within 460m. As such, given that the biodiversity sites which might be affected by development at this location are local designations, a minor negative effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

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The site is located within 7.2km of the Cannock Chase SAC which is to the north west, therefore a minor negative but uncertain effect is identified on this SA objective because new gypsy and traveller sites within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

The site is located along the M6 Toll motorway which connects to the A5 which is located within 440m to the south. AQMA No.2 has been declared along the A5 (Watling Street). Furthermore Walsall AQMA lies approximately 35m to the south east of the site. Development at this location may therefore increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the M6 Toll motorway development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the design and layout of sites and so an uncertainty is attached to this adverse effect.

This site is located on greenfield land which is mostly classed as Grade 4 agricultural land (although it is recognised that a small portion of the site to the west is classed as Grade 3 agricultural land). The site is not located within a Source Protection Zone.

As such an overall minor negative effect is expected on this SA objective.

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SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land. This is a relatively small site; it is 1.7ha and is expected to provide for 4-13 plots. As such there would be fewer opportunities for development at this location to make use of existing materials or buildings which might already be onsite at brownfield sites. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new Gypsy and Traveller sites on this SA objective will depend to some extent on their design, for example whether they incorporate renewable energy generation on site or include SuDS. The location of Gypsy and Traveller sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all Gypsy and Traveller site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding	-

Justification

The site is located on greenfield land but is outside of flood zones 2 and 3. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP22 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site would not be as efficient a use of land in the District as the re-development of brownfield land. A negligible effect is therefore expected on minimising waste generation.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is not located within 1km of a train station. There are however, two bus stops located on Brownhills Road to the north east of the site within 340m, and 345m respectively. The bus network on which these bus stops are located provides a service every thirty minutes. As such a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

All of the Gypsy and Traveller site options are expected to have significant positive effects on this objective, due to the nature of the proposed development which would help to meet local Gypsy and Traveller accommodation needs.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity of the site. As such a minor negative effect is likely on this SA objective. This negative effect is uncertain dependent upon there being capacity at any schools within the District to accommodate new pupils.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of Gypsy and Traveller sites allocated through the Local Plan. A negligible effect is therefore expected in relation to crime.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity of any existing healthcare facilities and therefore a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity of a number of existing open spaces which may encourage more people to be active outdoors. The eastern boundary of the site is adjacent to a green link with unrestricted access. A semi-natural greenspace with limited access is located within 75m of the site to the north on the other side of the M6 Toll motorway. An area of housing amenity land is located within 500m of the site to the north west. A playground is located within this amenity space which is by Knights Court. The closest private sports ground which provides limited access is located within 585m of the site to the south west by Lime Lane at Yates Sports and Social Club. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the southern periphery of the Norton Canes urban area which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is currently located on greenfield land. As such its development would not result in the loss of a current employment use and therefore a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. A negligible effect is therefore expected on this SA objective.

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SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site is not located within close proximity (500m) of any designated heritage assets.

However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ [See reference 4] 19 - Commonsides and Wyrley Common, which was scored as being of moderate to high value in terms of heritage assets. This area has been identified as being of high to medium sensitivity to large scale development particularly in terms of the surviving historic field pattern, including the legible outline of the former Wyrley Common. The site of Cathedral Pit, including the surviving colliery building and mineral railway, has also been identified as being sensitive to development.

As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

GT2: Land to the rear of Woodlands Caravan Park, Lime Lane, Little Wyrley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within relatively close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Cannock Extension Canal SAC and SSSI are located to the east of the site within 300m and Wyrley Hayes Wood Site of Biological Importance is located to the north west of the site within 320m. As such, given that one of the biodiversity sites which is located within 250m and 1km of the site is a national or international designation, a minor negative effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The site is located within 9.3km of the Cannock Chase SAC which is to the north west therefore a minor negative but uncertain effect is identified on this SA objective because new gypsy and traveller sites within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is not located within or directly connected to an AQMA. It is also not adjacent to a motorway or ‘A’ road. As such development at this location is unlikely to have adverse impacts in terms of air quality or noise pollution.

This site is located on greenfield land which is classed as Grade 3 agricultural land. The site is, however, not located within a Source Protection Zone.

As such an overall significant negative effect is expected on this SA objective. This significant negative effect is uncertain dependent upon whether or not the land which would be used for this development is of Grade 3a or Grade 3b. As such an overall minor negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land. This is a relatively small site; it is 3.6ha and is expected to provide for 5-10 pitches. As such there would be fewer opportunities for development at this location to make use of existing materials or buildings which might already be onsite at brownfield sites. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new Gypsy and Traveller sites on this SA objective will depend to some extent on their design, for example whether they incorporate renewable energy generation on site or include SuDS. The location of Gypsy and Traveller sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all Gypsy and Traveller site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding	-

Justification

The site is located on greenfield land but is outside of flood zones 2 and 3. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP22 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area

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has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site would not be as efficient a use of land in the District as the re-development of brownfield land. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it. As such a minor negative effect is expected on this SA objective.

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SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

All of the Gypsy and Traveller site options are expected to have significant positive effects on this objective, due to the nature of the proposed development which would help to meet local Gypsy and Traveller accommodation needs.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity of the site. As such a minor negative effect is likely on this SA objective. This negative effect is uncertain dependent upon there being capacity at any schools within the District to accommodate new pupils.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of Gypsy and Traveller sites allocated through the Local Plan. A negligible effect is therefore expected in relation to crime.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity of any existing healthcare facilities and therefore a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within 300m of a green link to the west. A PRoW is also accessible to the west within 525m and this route runs to the north towards Wyrley Lane. As such residents at this location may be encouraged to make use of the identified open space and PRoW to partake of leisure and recreational activities. A significant positive effect is expected on this SA objective.

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SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	--

Justification

The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is also not located in close proximity of any public transport nodes in the District. A significant negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is currently located on greenfield land. As such its development would not result in the loss of a current employment use and therefore a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site is located within 500m of Wyrley and Essington Canal Footbridge at Pelsall Junction which has been designated as a Grade II Listed Building to the south west. Much of the site is screened to the west by an existing caravan park and to the south by tree cover. As such the effects on the identified heritage asset are likely to be limited and a minor negative effect is expected on this SA objective. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

The site is not located within a historic environment character zone as identified in the Cannock Chase District HEA (October 2009)

GT3: Land at former Golf Course, Lichfield Road, Cannock

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of one biodiversity or geodiversity site which may be adversely impacted upon as a result of development that might take place at this location. Hawk's Green Nature Reserve (and dismantled railway) Site of Biological Importance is located to the north of the site within 20m. As such, given that the biodiversity site which might be affected by development at this location is a local designation, a minor negative effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The site is located within 4.2km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is identified on this SA objective because new gypsy and traveller sites within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site’s north boundary is located directly adjacent to the A5190 (Cannock Road) and lies approximately 230m west to the AQMA that extends over the roads (A5190, B4154 (Hednesford Road) and Wimblebury Road) leading to the Five Ways Heath Hayes roundabout situated south east of Heath Hayes. As such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic, so a minor negative effect is identified for air quality. As the site is adjacent to the A5190 development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the design and layout of sites and so an uncertainty is attached to this adverse effect.

This site is located on greenfield land which is classed as Grade 3 agricultural land. The site is, however, not located within a Source Protection Zone. Due to the potential loss of Grade 3 agricultural land an overall significant negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land. This is a relatively small site; it is 3.6ha and is expected to provide for 15-30 pitches/4-13 plots. As such there would be fewer opportunities for development at this location to make use of existing materials or buildings which might already be onsite at brownfield sites. A minor negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new Gypsy and Traveller sites on this SA objective will depend to some extent on their design, for example whether they incorporate renewable energy generation on site or include SuDS. The location of Gypsy and Traveller sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all Gypsy and Traveller site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding	-

Justification

The site is located on greenfield land but is outside of flood zones 2 and 3. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF23 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site would not be as efficient a use of land in the District as the re-development of brownfield land. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located within close proximity of a number of sustainable transport nodes which may encourage residents to make use of non-car based modes of transport. Two bus stops are located at the northern boundary of the site on Lichfield Road. Two further bus stops are located on Heath Way to the north east of the site within 315m and 330m respectively. These bus stops are however located on routes which only provide services every 60 minutes. Two further bus stops which provide access to services every 30 minutes are located within 350m of the site to the north on Hayes Way. The site is not located within close proximity of a cycle path. As such a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

All of the Gypsy and Traveller site options are expected to have significant positive effects on this objective, due to the nature of the proposed development which would help to meet local Gypsy and Traveller accommodation needs.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity of the site. As such a minor negative effect is likely on this SA objective. This negative effect is uncertain dependent upon there being capacity at any schools within the District to accommodate new pupils.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of Gypsy and Traveller sites allocated through the Local Plan. A negligible effect is therefore expected in relation to crime.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity of any existing healthcare facilities and therefore a minor negative effect is expected on this SA objective.

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SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++/-?

Justification

The site is located within close proximity of a number of open spaces which might be used by residents to partake of an increased number of leisure and recreational opportunities. An area of land identified in the Green Space Network (2012) (containing Mill Green and Hawks Green LNR) is located to the north of the site within 15m. A green link is located within 40m of the site to the north east. The site also contains land which has been identified as being semi-natural greenspace, however. Development at this location may therefore result in the loss of potential recreational and leisure uses dependent upon the design of any proposal which might come forward. As such a mixed effect (significant positive /uncertain minor negative) is likely on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the southern periphery of Hawks Green District Centre. As such this area may provide a good level of access to nearby community services and facilities. An uncertain minor positive effect is therefore expected on this SA objective.

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SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is currently located on greenfield land. As such its development would not result in the loss of a current employment use and therefore a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	--?

Justification

The site is located within 40m of New Farm House which has been designated as a Grade II Listed Building to the north. The site is only separated from this listed property by the A5190. As such the development of this greenfield land has the potential to greatly affect the setting of this identified heritage asset.

The Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 15 - East of Cannock which was scored as being of low value in terms of heritage assets. This area has been identified as being not being particularly sensitive to development although development within the area should be planned to retain the historic lanes and the line of the railway within the landscape and account for potential for surviving archaeological features.

As such an overall significant negative effect is expected on this SA objective particularly in relation to potential detrimental impacts on the significance of the setting of the Grade II Listed Building to the north. The effect is uncertain dependent upon the design of the development which is unknown at this stage.

GT4: Turf Field, Watling Street/Walsall Road, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. School Lane Site of Biological Importance is located to the south of the site within 30m, Cannock Extension Canal SAC and SSSI are located within 200m of the site to the south east and School Lane Wood Biodiversity Alert Site is located to the south west of the site within 240m. As such, given that two of the biodiversity sites which might be affected by development at this location are national or international designations, a significant negative effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The site is located within 7.1km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is identified on this SA objective because new gypsy and traveller sites within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.

Overall, an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site is located adjacent to both the M6 Toll motorway to the north and the A5 to the south. AQMA No.2 has been declared along the A5 (Watling Street), directly to the south of the site and as such development at this location may increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to the M6 Toll motorway and the A5 development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the design and layout of sites and so an uncertainty is attached to this adverse effect.

This site is located on greenfield land most of which is classed as Grade 3 agricultural land (although it is recognised that the northern portion of the site has been classed as non-agricultural land). The site is, however, not located within a Source Protection Zone.

As such an overall significant negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land. This is a relatively small site; it is 2.11ha and is expected to provide for 15-30 pitches/4-13 plots. As such there would be fewer opportunities for development at this location to make use of existing materials or buildings which might already be onsite at brownfield sites. A minor negative effect is therefore expected on this SA objective.

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SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new Gypsy and Traveller sites on this SA objective will depend to some extent on their design, for example whether they incorporate renewable energy generation on site or include SuDS. The location of Gypsy and Traveller sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all Gypsy and Traveller site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding	-

Justification

The site is located on greenfield land but is outside of flood zones 2 and 3. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CF24 (Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site would not be as efficient a use of land in the District as the re-development of brownfield land. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

All of the Gypsy and Traveller site options are expected to have significant positive effects on this objective, due to the nature of the proposed development which would help to meet local Gypsy and Traveller accommodation needs.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity of the site. As such a minor negative effect is likely on this SA objective. This negative effect is uncertain dependent upon there being capacity at any schools within the District to accommodate new pupils.

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SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of Gypsy and Traveller sites allocated through the Local Plan. A negligible effect is therefore expected in relation to crime.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity of any existing healthcare facilities and therefore a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity of a number of existing open spaces which may encourage more people to be active outdoors. A green link is located to the north east of the site within 140m. Further green link land is located within 190m of the site to the south east. The closest private sports ground is within 190m to the south east of the site, however access to this area has been identified as being limited. The semi-natural open space which is located to the north east of the site within 170m also provides only limited accessibility. The PRow to the site is accessible within 350m to the north by Walsall Road. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the south western periphery of the Norton Canes urban area which has been identified as a Local Centre. This area may provide a good level of access to nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is currently located on greenfield land. As such its development would not result in the loss of a current employment use and therefore a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site is not located within close proximity (500m) of any designated heritage assets.

However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 16 - South and West of Norton Canes. This area has been identified as being of medium sensitivity to large scale development given that this type of development

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(particularly housing expansion and infrastructure for the District Council) is likely to have at least a moderate impact upon the historic environment. The known heritage assets within the area which may be adversely impacted upon by development include cropmarks of possible prehistoric/Roman date, medieval moats and a short section of the railway, all of which are of local/regional importance.

As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

GT5: Jubilee Field, Lime Lane/Watling Street, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	--?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Cannock Extension Canal SAC and SSSI are adjacent to the site to the west. School Lane (meadow east of) Site of Biological Importance is also located within 145m of the site to the west. As such, given that two of the biodiversity sites which might be affected by development at this location are national or international

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designations, a significant negative effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The site is located within 7.4km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is identified on this SA objective because new gypsy and traveller sites within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.

Overall, an uncertain significant negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	-?

Justification

The site is located adjacent to the A5 to the north. AQMA No.2 has been declared along the A5 (Watling Street) and the A5 also links the site to the Walsall AQMA. Development at this location may therefore increase levels of air pollution in the area as a result of increased vehicle traffic. As the site is adjacent to A5 development at this location could result in noise pollution affecting users of the site. However, it may be possible to mitigate effects through the design and layout of sites and so an uncertainty is attached to this adverse effect.

This site is located on greenfield land most of which is classed as Grade 4 agricultural land (although it is recognised that the northern portion of the site has been classed as Grade 3 agricultural land). The site is, however, not located within a Source Protection Zone.

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As such an overall minor negative effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site is located on greenfield land. This is a relatively small site; it is 5.2ha and is expected to provide for 15-30 pitches/4-13 plots. As such there would be fewer opportunities for development at this location to make use of existing materials or buildings which might already be onsite at brownfield sites. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new Gypsy and Traveller sites on this SA objective will depend to some extent on their design, for example whether they incorporate renewable energy generation on site or include SuDS. The location of Gypsy and Traveller sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all Gypsy and Traveller site options will have negligible effects on this SA objective.

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SA Objectives	SA Score
5. Reduce the risk of flooding	-

Justification

The site is located on greenfield land but is outside of flood zones 2 and 3. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site is located within CP22 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development. As such a minor negative effect is expected on this SA objective. The expected minor negative effect is uncertain given that the specific design of this development is unknown at this stage.

The site is not located within 1km of the Cannock Chase National Landscape.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site would not be as efficient a use of land in the District as the re-development of brownfield land. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

The site is located more than 1km from the nearest railway station and more than 350m from the nearest bus stop and does not have an existing cycle route passing through it. As such a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

All of the Gypsy and Traveller site options are expected to have significant positive effects on this objective, due to the nature of the proposed development which would help to meet local Gypsy and Traveller accommodation needs.

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SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity of the site. As such a minor negative effect is likely on this SA objective. This negative effect is uncertain dependent upon there being capacity at any schools within the District to accommodate new pupils.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of Gypsy and Traveller sites allocated through the Local Plan. A negligible effect is therefore expected in relation to crime.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity of any existing healthcare facilities and therefore a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity of a number of existing open spaces which may encourage more people to be active outdoors. The site is adjacent to a green link at its western boundary. A private sports ground is located with 30m of site also to the west, however accessibility to this area has been identified as being limited. The closest area of semi-natural greenspace to the site is located to the south west within 155m. A number of PRowS are located to the south of the site by Pelsall Road Bridge within 210m. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	+?

Justification

The site is located on the southern periphery of the Norton Canes urban area which has been identified as a Local Centre. This area may provide a good

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level of access to nearby community services and facilities. As such an uncertain minor positive effect is expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is currently located on greenfield land. As such its development would not result in the loss of a current employment use and therefore a negligible effect is expected on this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site is not located within close proximity (500m) of any designated heritage assets.

However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 19 - Commonsides and Wyrley Common which was scored as being of moderate to high value in terms of heritage assets. This area has been identified as being of high to medium sensitivity to large scale development particularly in terms of the surviving historic field pattern, including the legible outline of the former Wyrley Common. The site of Cathedral Pit, including the surviving colliery building and mineral railway, has also been identified as being sensitive to development.

As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

GT6: Land at Cannock Wood Road, Rawnsley

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation

Appendix E SA matrices for the site options

pressure etc. The site is located within close proximity of a number of biodiversity or geodiversity sites which may be adversely impacted upon as a result of development that might take place at this location. Prospect Village Field Site of Biological Importance is adjacent to the site to the south. Prospect Village (disused railway Newhayes Road-Rugeley Road) Site of Biological Importance is also located within 180m of the site to the south east. As such, given that the biodiversity sites which might be affected by development at this location are local designations, a minor negative effect is expected on this SA objective. The effect is uncertain given that there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

The site is located within 2.6km of the Cannock Chase SAC which is to the north, therefore a minor negative but uncertain effect is identified on this SA objective because new gypsy and traveller sites within 15km of this SAC could be most likely to contribute to increased recreation pressure at the site. This will be tested through the Habitats Regulations Assessment work that is being carried out for the Local Plan, once the preferred options are selected.

Overall, an uncertain minor negative effect is likely on this SA objective.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The site is located not located within or in close proximity to an AQMA. As such development at this location is unlikely to impact upon local air quality. The site is also not located adjacent to a motorway or ‘A’ road meaning development at this location is also unlikely to result in amenity issues in terms of excess noise levels impacting upon users of the site.

Appendix E SA matrices for the site options

This site is located on mostly brownfield land which contains a number of smaller buildings and hard standings. This land is classed as Grade 4 agricultural land. The site is, however, not located within a Source Protection Zone.

As such an overall minor positive effect is expected on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	+

Justification

The site is located on mostly brownfield land which currently contains a number of small buildings and hard standings. This is a relatively small site; it is 0.41ha and is expected to provide for five pitches. As such the use of this site for redevelopment may present an increased number of opportunities to re-use buildings and materials already present onsite. A minor positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new Gypsy and Traveller sites on this SA objective will depend to some extent on their design, for example whether they incorporate renewable energy generation on site or include SuDS. The location of Gypsy and Traveller

Appendix E SA matrices for the site options

sites will influence this SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all Gypsy and Traveller site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding	0

Justification

The site is located outside of flood zone 2 and 3 and much of it is located on brownfield land. As such the development of this site is not expected to contribute to local floor risk. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	--?

Justification

The site is located within 395m of the Cannock Chase National Landscape to the north west. As such development at this location has the potential to adversely impact upon this designated landscape and a significant negative effect is expected on this SA objective. This negative effect is uncertain dependent upon the specific design of the development which is unknown at this stage.

Appendix E SA matrices for the site options

In addition, the site is located within CP21 (Planned Coalfield Farmlands) as identified in the Landscape Character Assessment for Cannock Chase District. This area has been identified as having a moderate level of sensitivity to development.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	+?

Justification

The site is located on mostly brownfield land which contains a number of smaller buildings and hard standings and as such there may be opportunities to reuse onsite buildings and materials, reducing waste generation. A minor positive effect is therefore expected on this SA objective. The positive effect is uncertain dependent upon the exact nature of the materials currently onsite.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	+

Justification

The site is located within close proximity of one sustainable transport node which may encourage residents to make use of non-car based modes of transport. A bus stop is both located on Cannock Wood Road to the north west within 315m. Several different services call to this bus stop the most regular being provided every 30 minutes. The site is not located within close proximity

Appendix E SA matrices for the site options

of any existing cycle paths. As such a minor positive effect is expected on this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

All of the Gypsy and Traveller site options are expected to have significant positive effects on this objective, due to the nature of the proposed development which would help to meet local Gypsy and Traveller accommodation needs.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

There are no existing educational facilities within close proximity of the site. As such a minor negative effect is likely on this SA objective. This negative effect is uncertain dependent upon there being capacity at any schools within the District to accommodate new pupils.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

On a District-wide scale, reductions in crime and the fear of crime are unlikely to be significantly influenced by the location of Gypsy and Traveller sites allocated through the Local Plan. A negligible effect is therefore expected in relation to crime.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site is not located within close proximity of any existing healthcare facilities and therefore a minor negative effect is expected on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The site is located within close proximity of a number of existing open spaces which may encourage more people to be active outdoors. The site is located within 115m of an area of land which has been identified in Green Space Network (2012) (this contains Rawsley Greenlink) which is to the north west. Prospect Village Local Park is located to the south east of the site within 245m by Cannock Wood Road. Housing amenity space is located with 385m of the site also to the north west. The closest private sports ground is located within

Appendix E SA matrices for the site options

365m of the site to the west, however access to this area has been identified as being limited. The closest PRow to the site is accessible to the south west within 320m. A significant positive effect is therefore expected on this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	-

Justification

The site is not located within any of the centres identified in the settlement hierarchy of the Local Plan (Part 1) through Policy CP11. The site is however located within 320m of one bus stop to the north west on Cannock Wood Road. These public transport nodes may allow for access to services and facilities further afield. A minor negative effect is therefore expected on this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

This site is located on mostly brownfield land which contains a number of smaller buildings and hard standings. The site does not contain a current employment use and as such its development would impact upon local employment opportunities. A negligible effect is therefore expected on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not located within the town centres of Cannock, Rugeley or Hednesford. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	-?

Justification

The site is not located within close proximity (500m) of any designated heritage assets.

However, the Cannock Chase District HEA (October 2009) has identified the site as lying within historic environment character zone CHECZ 9 - Between Rawsley and Wimblebury which was scored as being of moderate value in terms of heritage assets. This area has been identified as being of moderate sensitivity to medium to large scale development in particular upon the surviving historic landscape character and the line of the railway. Development provided at this location is to be considerate of these issues as well as potential for impacts upon the surviving historic farmstead in the area.

Appendix E SA matrices for the site options

As such development at this location is expected to have a minor negative effect on this SA objective. This negative effect is uncertain dependent upon the exact design of the development which is unknown at this stage.

GT7: Land between Lime Lane and Norton Road, Norton Canes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	-?

Justification

Development sites that are within close proximity of an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Cannock Extension Canal, a SSSI and SAC, lies within 260m to the west and Wyrley Hayes Wood Local Wildlife Site and SBI lies within 180m to the north west. The site also lies within the 15km buffer around the Cannock Chase SAC within which there is potential for increased recreational pressure on the SAC. Therefore, an uncertain minor negative effect is likely as there are potential impacts on biodiversity at the site, or undesignated habitats and species adjacent, cannot be determined at this strategic level of assessment.

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	--?

Justification

The site consists of greenfield Grade 3 agricultural land, yet it is uncertain whether it is classified as Grade 3a or 3b land. The site has potential to result in additional traffic within Walsall AQMA to the south. It is also not located adjacent to the strategic road network or within a Source Protection Zone. Therefore, an uncertain significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	-

Justification

The site consists entirely of greenfield land and is 0.13ha in size. So therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	0

Justification

The effects of new development on this SA objective will depend to some extent on its design, for example whether it incorporates renewable energy generation on site or includes SuDS. The location of development sites will influence this

Appendix E SA matrices for the site options

SA objective in relation to whether the sites offer good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). Therefore, all site options will have negligible effects on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	-

Justification

The site lies entirely within Flood Zone 1 but as it is a greenfield site development may result in an increase in impermeable surfaces and thereby result in an increased risk of flooding. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	-?

Justification

The site lies within Planned Coalfield Farmland CP22 LCT which is assessed as moderate sensitivity with a low visual impact. In addition, the site is further than 1km from the Cannock Chase National Landscape. Therefore, an uncertain minor negative effect has been identified in relation to this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

The site is located on greenfield land and as such the development of this site is seen as a less efficient use of land in the District than the redevelopment of brownfield land and would present a reduced number of opportunities to limit waste production in the District. A negligible effect is therefore expected on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	-

Justification

This site does not lie within 1km of a railway station, 350m from a bus stop or pass an existing cycle route. Therefore, a minor negative effect is expected in relation to this SA objective.

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	++

Justification

The site will provide accomodation to meet the needs of members of the Gypsy and Traveller community. As such a significant positive effect is expected in relation to this SA objective.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	-?

Justification

This site does not lie within 600m of an existing school or educational facilities, so therefore an uncertain minor negative effect is likely. The effect is uncertain given that it will depend in part upon sufficient capacity being present at existing schools to accommodate new pupils.

Given the smaller size of the site, it is not expected that new primary provision onsite would result, as the threshold for this provision is around 700 homes in Cannock Chase.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The effects of new development on levels of crime and fear of crime will depend on factors such as the incorporation of green space within development sites which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all of the site options on this SA objective will be negligible.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	-

Justification

The site does not lie within walking distance (600m) of either a hospital or GP. Therefore, a minor negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

This site is located within 600m of a PROW, which is likely to encourage residents to use nearby outdoor space for leisure and recreation. The Cannock

Appendix E SA matrices for the site options

Chase Extension Canal which functions as a green link in the area, is also located within 270m of the site. It is not expected that the site would support the provision of new open space given its smaller size. For developments in excess of 100 dwellings, it is likely that open green space might be incorporated into their design. Therefore, a significant positive effect is likely in relation to this SA objective.

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people’s needs and avoid isolation.	--

Justification

This site is not located within close proximity of any of the District’s town centres or local centres nor is it within 350m of bus stop or 1km of a railway station. It is likely that access to community services will only be achieved through the use of private car and as such there is potential for new residents to be isolated at this location. Therefore, a significant negative effect is likely in relation to this SA objective.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The site is not currently in use as an employment site. Therefore, it is unclear if development at this site will contribute towards or hinder the regeneration of the local economy. As such, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

This site is not situated within the town centre boundaries of Cannock, Rugeley or Hednesford so it is unclear if residential development at this site will play a role in enhancing town centres. Therefore, a negligible effect is likely in relation to this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site is not located close to any designated heritage assets. The closest features are located more than 700m to the south west at the Grade II Listed Wyrley and Essington Canal Footbridge, Pelsall Junction. Areas of existing

Appendix E SA matrices for the site options

woodland and Lime Lane lie between the site and this feature. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

SA matrices for the open space sites

C116(b): Land south of A5190, Lichfield Road, Heath Hayes

SA Objectives	SA Score
1. Protect and enhance biodiversity, fauna and flora and geodiversity.	++?

Justification

The site lies adjacent to Newlands Brook Fields, Fields and Pool at Newlands Brook SBI and the safeguarding of green space is likely to support the retention of habitats promoting habitat connectivity and biodiversity as well as contributing to the green infrastructure network. This site is relatively large (15ha) and therefore significant positive effects are likely on this SA objective. The extent of positive effects may vary depending on the type of provision and so an uncertainty is attached.

The site lies approximately 4.3km south of the Cannock Chase SAC.

Appendix E SA matrices for the site options

SA Objectives	SA Score
2. Minimise pollution and protect and enhance air, water, and soils.	+

Justification

The provision of green space is unlikely to result in minimising pollution and protecting and enhance air as it does not lie within or is directly connected via road to an AQMA. The site lies on Grade 3 agricultural land and is therefore may contribute to preserving the land's arable potential. The site does not lie within a Source Protection Zone. Overall a minor positive effect is likely on this SA objective.

SA Objectives	SA Score
3. Ensure development makes efficient use of previously developed land and buildings.	0

Justification

This site is located on greenfield land and so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
4. Adapt to the impacts of, and minimise factors contributing to, climate change.	+

Justification

The location of Green Space Sites will influence this SA objective in relation to whether the site offers good opportunities for sustainable transport use and whether they are within areas of high flood risk; however these factors are considered under other SA objectives (SA objectives 8 and 5 respectively). However green space provision helps reduce local temperatures. As this factor only plays a small contribution in minimising the impact and contributing factors of climate change, a minor positive effect is identified on this SA objective.

SA Objectives	SA Score
5. Reduce the risk of flooding.	0

Justification

The allocation of site for use as green space is likely to result in areas of permeable surfaces being retained, meaning that the risk of surface water flooding is unlikely to increase. As this site is located outside of flood zones 2 and 3 a negligible effect is likely on this SA objective.

SA Objectives	SA Score
6. Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.	++

Justification

The site is likely to help enhance the character and appearance of the surrounding area and as it is a relatively large site (15ha), therefore a significant positive effect is likely on this SA objective.

SA Objectives	SA Score
7. Make sustainable use of resources and minimise waste generation.	0

Justification

This site is unlikely to contribute to minimising waste generation so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
8. Encourage and facilitate the use of sustainable modes of transport.	0

Justification

The site is located within 500m of the nearest bus stop including one on Gorsemoor Rd. These bus stops provide options for potential users of the green space to access it by public transport. There are however no cycle paths that pass the site and the bus stops are served every 60 minutes so a negligible effect is likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
9. Ensure all people are able to live in a decent home which meets their needs.	0

Justification

The location of green space is not considered likely to affect this objective; therefore a negligible effect is likely.

SA Objectives	SA Score
10. Raise educational aspirations and attainment within the District and ensure that educational facilities are provided where they are required.	0

Justification

The provision of green space is not considered likely to affect this objective; therefore a negligible effect is expected.

SA Objectives	SA Score
11. Reduce crime and the fear of crime.	0

Justification

The provision of green space is not considered likely to affect this objective; therefore a negligible effect is identified.

SA Objectives	SA Score
12. Improve public health and ensure health facilities are accessible for those in need.	+

Justification

The provision of green space is likely to help contribute to improving public health and mental wellbeing and so a minor positive effect is likely on this SA objective.

SA Objectives	SA Score
13. Protect, enhance, create and ensure access to open spaces and facilities for leisure and recreation.	++

Justification

The provision of greenspace directly aligns with the aims of this SA objective as it will provide additional space for leisure and outdoor recreation in Cannock Chase. A significant positive effect is therefore likely on this SA objective.

Appendix E SA matrices for the site options

SA Objectives	SA Score
14. Provide easy access to community services and facilities to meet people's needs and avoid isolation.	0

Justification

The provision of green space is not considered likely to affect this objective; therefore a negligible effect is identified.

SA Objectives	SA Score
15. Help the continued regeneration of the local economy by protecting existing employment sites and ensuring there is adequate provision of new sites.	0

Justification

The provision of green space is not considered likely to affect this objective; therefore a negligible effect is expected.

SA Objectives	SA Score
16. Enhance the town centres in order to protect and improve their vitality and viability.	0

Justification

The site is not currently located on existing employment land so a negligible effect is likely on this SA objective.

SA Objectives	SA Score
17. Conserve and enhance the built and historic environment (including heritage assets and their respective settings).	0?

Justification

The site was screened out of the heritage impact assessment work undertaken on behalf of the Council. Therefore, an uncertain negligible effect is expected in relation to this SA objective.

References

- 1** Please note that site C279a (Land East of Wimblebury Road at Bleak House) was appraised as site C279 and C84 in previous iterations of the IIA. This site has been renamed C279a given that the Council has identified site Land east of Wimblebury Road at Bleak House (Southern Parcel) to the south east of C279a. The Land east of Wimblebury Road at Bleak House (Southern Parcel) site has been given the reference C279a resulting in the renaming of the Land East of Wimblebury Road at Bleak House to C279a.
- 2** Includes both Stafford County Council (2009), Cannock Historic Character Assessment and Rugeley Historic Character Assessment
- 3** Please note that site R144a/RE16 (Land at Wellington Drive) was appraised as site R144/RE16 in previous iterations of the IIA. This site has been renamed R144a/RE16 given that Council has identified site The Fairway Motel, Horsefair for appraisal and this is completely surrounded by site R144/RE16 (Land at Wellington Drive). The Fairway Motel, Horsefair site has been given the reference R144b resulting in a renaming of the Land at Wellington Drive to R144a/RE16.
- 4** Historic environment character zones (HECZ) within Cannock have been identified as CHECZ and those within Rugeley are called RCHECZ.

Report produced by LUC

Report produced by LUC

Bristol

12th Floor, Colston Tower, Colston Street, Bristol BS1 4XE
0117 929 1997
bristol@landuse.co.uk

Edinburgh

Atholl Exchange, 6 Canning Street, Edinburgh EH3 8EG
0131 202 1616
edinburgh@landuse.co.uk

Glasgow

37 Otago Street, Glasgow G12 8JJ
0141 334 9595
glasgow@landuse.co.uk

London

250 Waterloo Road, London SE1 8RD
020 7383 5784
london@landuse.co.uk

Manchester

6th Floor, 55 King Street, Manchester M2 4LQ
0161 537 5960
manchester@landuse.co.uk

landuse.co.uk

Landscape Design / Strategic Planning & Assessment
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Integrated Impact Assessment of the Cannock Chase Local Plan: Pre-Submission, Appendices - Part 3

Sustainability Appraisal Report incorporating
Health Impact Assessment

Cannock Chase District Council

Final report

Prepared by LUC

February 2024

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Appendix F

Audit trail of sites allocated in the Pre-Submission Local Plan

Sites allocated in the Pre-Submission Local Plan and reasons for Council's decision making

SH1

F.1 The site is close to Heath Hayes Local Centre; an area identified for growth in the Local Plan and is served by public transport. The site is used for agriculture and has mixed gradings. It is close to heritage assets although well screened. The site is in the Green Belt and is assessed to result in high harm if released. However, harm can be reduced with the introduction of new woodland which would form a stronger boundary and complement the landscape character. The site is of a scale which can contribute significantly to new/improved infrastructure including a new primary school and enhancement to Five Ways junction which would be of benefit to the wider community. The proposal offers the unique opportunity to enhance the Site of Biological Importance at Newland's Pool, improve biodiversity, provide new open space for recreation and improve public access to part of the Green Belt.

SH2

F.2 The site is close to Heath Hayes Local Centre; an area identified for growth in the Local Plan and is served by public transport. The site is used for

Appendix F Summary of SA findings for policy options considered for the Pre-Submission Local Plan

agriculture but does not qualify as Best and Most Versatile land (BMV) as it is Grade 4. The site is in the Green Belt and is assessed to result in moderate/high harm if released. However, harm can be reduced with the introduction of new woodland which would form a stronger boundary and complement the landscape character. The site is of a scale which can contribute significantly to new/improved infrastructure including a new primary school and enhancement to Five Ways junction which would be of benefit to the wider community. The proposal offers the unique opportunity to provide a new relief road on the adjacent land parcel to reduce congestion on the Five Ways junction.

SH3

F.3 The site is in Cannock, the preferred location for growth and is within walking distance of local facilities and the primary school on Longford Road. The site scores well against most categories and would utilise the re-use of previously developed land on part of the site. The land is part developed with lots of concrete hardstanding and is surrounded on three sides with built development. Impact on heritage assets could be improved by redevelopment and the site is well screened from identified assets. The site is categorised as agricultural grade 3 but it is not used for agriculture. The site is in the Green Belt and the assessment categorises the release as no/very low and low moderate. It should be noted the boundaries of the parcels do not exactly match the development site. The site is not open in nature and is enclosed by surrounding built development, apart from on the northern boundary.

SH6

F.4 The site is in a preferred location for growth; Rugeley and is within walking distance to most services and facilities and benefits from good public transport links. The site performs well against most categories. Whilst the site is graded 3 using the agricultural classification, the land has not been used for agriculture. The site represents a part brownfield site which is a priority for development

Appendix F Summary of SA findings for policy options considered for the Pre-Submission Local Plan

over greenfield options. The site is surrounded by residential development. Part of the site is in the Green Belt but has been assessed as low harm to release. Site remediation, viability and the loss of outdoor sports provision require consideration, although the playing field was formerly private for use by the school.

SM1

F.5 The site is in a sustainable location in the urban area of Rugeley, accessible to services and facilities. The site forms a strategic redevelopment opportunity is urban, not in the Green Belt and AONB and performs well against all categories. The site benefits from planning permission for residential led mixed use redevelopment and is being delivered along with land in Lichfield authority area.

SE1

F.6 The site offers the only opportunity to form an extension to the existing established Kingswood Lakeside Business Park, sharing the existing access which connects to the strategic road network. The site is connected to supermarkets by footpaths, although it is not adjacent to any local centre. Intensification of the site may improve the viability of a bus service serving the estate which is currently not viable. The site promoters have indicated nearby sites in ownership which could be candidates for offsite biodiversity net gain enhancements. The site is in the Green Belt. The boundary of the site straddles two larger land parcels which were assessed as having high or very high harm, although the rating may have been different if the precise boundary of the site was assessed. The masterplan for the site indicatively shows retention of woodlands and ponds on site with increased tree planting. This would be suited to the landscape character type and may reduce harm arising from Green Belt release.

SE2

F.7 The site is in Norton Canes, although detached from the main settlement there is still access to convenience facilities on the A5. The site is adjacent to existing employment sites and could form a natural extension to these and benefit from the road network and any infrastructure connections to adjacent sites. Development would result in the loss of agricultural land. Potential impacts on biodiversity would require investigation and mitigation. The site is the Green Belt and therefore is considered in the Green Belt Topic Paper as exceptional circumstances would be required to justify release of the land.

H16

F.8 The site presents an opportunity for an extension to the new residential estate benefitting from the associated new and improved services, facilities and infrastructure. It has planning permission for residential development and is deliverable.

H18

F.9 The site is in a sustainable location within the urban area of Hednesford, accessible to services and facilities. The site is urban, not in the Green Belt and AONB and performs well against all categories. The site benefits from planning permission for residential development.

H24

F.1 The site has already been assessed as suitable for development through the opportunity sites identified within the Rugeley Town Centre Area Action

Appendix F Summary of SA findings for policy options considered for the Pre-Submission Local Plan

Plan, as such a proforma has not been produced and the site forms part of the deliverable housing supply.

H27

F.11 The site is in a sustainable location within the urban area of Rugeley, accessible to services and facilities. The site is urban, not in the Green Belt and AONB and performs well against all categories. The site benefits from planning permission for residential development.

H29

F.12 Site is part developed, the majority of the site being used to store caravans with some business uses, and undeveloped areas of land. As such, development is unlikely to have an adverse impact of the landscape and the site is not in the Green Belt or AONB. The site presents an opportunity for more efficient and intensive use of the land adjacent to new residential development and benefitting from the associated new and improved services, facilities and infrastructure. The site is classed as agricultural land grade 3 but it is not in use for agriculture.

H32/M5

F.13 The site has already been assessed as suitable for development under the Town Centre Prospectus, as such a proforma has not been produced and the site forms part of the deliverable housing land supply.

H34

F.14 The site is in the urban area of Heath Hayes which is a preferred location for development. It comprises undeveloped land and is accessible to local services and facilities. The site is surrounded by residential uses and scores well for the majority of categories. Impact on the open space network requires consideration, as well as the impact to Trees subject to a Preservation Order. The site presents an option for development which will not have an adverse effect on the landscape, Green Belt, AONB.

H35

F.15 The site is in the urban area of Cannock which is a preferred location for development. It comprises undeveloped land and is accessible to local services and facilities. The site is surrounded by residential uses and scores well for the majority of categories. The site is identified as former playing fields and categorised as open space, however the site is fenced off and not publicly accessible. The site is subject to an application for residential use.

H36

F.16 The site has already been assessed as suitable for development under the Town Centre Prospectus, as such a proforma has not been produced and the site forms part of the deliverable housing land supply.

H37

F.17 The site has already been assessed as suitable for development under the Town Centre Prospectus, as such a proforma has not been produced and the site forms part of the deliverable housing land supply.

H38

F.18 The site has already been assessed as suitable for development under the Town Centre Prospectus, as such a proforma has not been produced and the site forms part of the deliverable housing land supply.

H39

F.19 The following site has been identified through the work underpinning the Development Capacity Study.

H40

F.20 The site has already been assessed as suitable for development under the Town Centre Prospectus, as such a proforma has not been produced and the site forms part of the deliverable housing land supply.

H43

F.21 The site is in the urban area of Hednesford which is a preferred location for development. It comprises undeveloped land and is accessible to local services and facilities. The site is surrounded by residential uses, a church and school, and scores well for the majority of categories. The site was in an area with air quality issues, although this has now been revoked. The site presents an option for development which will not have an adverse effect on the landscape, Green Belt, AONB.

H45

F.22 The site has already been assessed as suitable for development through a Planning Application, as such a proforma has not been produced and the site forms part of the deliverable housing land supply.

H48

F.23 The site is in a sustainable location within the urban area of Rugeley, accessible to services and facilities. The site is urban, not in the Green Belt and AONB and performs well against all categories. The site benefits from planning permission for residential development.

H49

F.24 The site is in the urban area of Rugeley which is a preferred location for development. The site is adjacent to residential development and is accessible to local services and facilities. The site comprises some undeveloped land which is graded 3 for agriculture, although it is not used for this purpose and its location adjacent to development and the canal lessens the likelihood of use for agriculture in future. The site scores well for the majority of categories, but would result in the loss of undeveloped land and wooded areas. The site is not in the Green Belt or AONB and development is unlikely to have an adverse impact on the landscape. The site is likely to be deliverable in the longer term.

H50

F.25 The site is located in Brereton, Rugeley in the urban area within walking distance of the local centre and services such as schools and G.P's. The site is surrounded by residential uses and development would have no impact on the

Appendix F Summary of SA findings for policy options considered for the Pre-Submission Local Plan

landscape, Green Belt or AONB. The site comprises undeveloped playing fields and development may impact the green space network, however the existing space was not publicly accessible. The impact on designated and non-designated heritage assets require further investigation and proposals for mitigation identified. The site otherwise performs reasonably against most categories and presents a sustainable location for new development.

H51

F.26 The site has already been assessed as suitable for development through the opportunity sites identified within the Rugeley Town Centre Area Action Plan, as such a proforma has not been produced and the site forms part of the deliverable housing supply.

H52

F.27 The site is in the urban area of Rugeley which is a preferred location for development. It comprises previously developed land and is accessible to local services and facilities. The site is surrounded by residential area, and scores well for the majority of categories.

H53

F.28 The following site has been identified through the work underpinning the Development Capacity Study.

H58

F.29 The site has already been assessed as suitable for development through a Planning Application, as such a proforma has not been produced and the site forms part of the deliverable housing land supply.

H60

F.30 The following site has been identified through the work underpinning the Development Capacity Study.

H61

F.31 The site is in the urban area of Cannock which is a preferred location for development. It comprises previously developed land and is accessible to local services and facilities. The site is surrounded by residential uses, a park and school, and scores well for the majority of categories. Impact on the green space network requires consideration, although the site is not publicly accessible green space. The site is occupied so is considered deliverable in the longer term.

H62

F.32 The site is in the urban area of Cannock which is a preferred location for development. It comprises previously developed land and is accessible to local services and facilities. The site is surrounded by residential area, and scores well for the majority of categories. The site is occupied so is considered deliverable in the longer term.

H63

F.33 The site is part brownfield and located in Cannock which is a preferred location for development. The site is close to local services, facilities and transport links. There are some environmental constraints resulting from the proximity to industrial uses, the railway and A460, which were originally addressed through the planning application. The site is urban, not in the Green Belt and development will not adversely affect the landscape. The site is rated agricultural grade 3 but it is not used for agriculture and is potentially subject to ground contamination which will require remediation. The site scores well against the majority of categories.

H64

F.34 The site has already been assessed as suitable for development through the opportunity sites identified within the Rugeley Town Centre Area Action Plan, as such a proforma has not been produced and the site forms part of the deliverable housing supply.

H65

F.35 The site scores positively against the majority of criteria and presents an opportunity to make best use of land on a previously developed site within the urban area of Hednesford. The principle of residential development was previously established by the planning permission, since expired, and a new application shows that the landowner still intends to deliver residential development on site.

H66

F.36 The site has already been assessed as suitable for development under the Town Centre Prospectus, as such a proforma has not been produced and the site forms part of the deliverable housing land supply.

H67

F.37 The site is in the urban area of Rugeley and would form a brownfield site close to services and facilities in the town centre. It performs well against most sustainability criteria. The site is currently in active use as a petrol station therefore there may be issues related to contamination, site remediation and viability. The site would be considered deliverable in the medium-longer term.

H69

F.38 The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. The site forms part of a wider mixed development site with planning status. The site was originally allocated for Employment Use (E17) but has been re-considered for residential development following the submission of a planning application for residential development. There site offers the opportunity to improve the local area and deliver housing to serve the Norton Canes community.

M1

F.39 The site has already been assessed as suitable for development under the Town Centre Prospectus, as such a proforma has not been produced and the site forms part of the deliverable housing land supply.

M2

F.40 The site has already been assessed as suitable for development under the Town Centre Prospectus, as such a proforma has not been produced and the site forms part of the deliverable housing land supply.

M3

F.41 The site has already been assessed as suitable for development under the Town Centre Prospectus, as such a proforma has not been produced and the site forms part of the deliverable housing land supply.

M4

F.42 The site has already been assessed as suitable for development under the Town Centre Prospectus, as such a proforma has not been produced and the site forms part of the deliverable housing land supply.

M6

F.43 The site has already been assessed as suitable for development through the opportunity sites identified within the Rugeley Town Centre Area Action Plan, as such a proforma has not been produced and the site forms part of the deliverable housing supply.

M7

F.44 The site has already been assessed as suitable for development through the opportunity sites identified within the Rugeley Town Centre Area Action

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Plan, as such a proforma has not been produced and the site forms part of the deliverable housing supply.

E14

F.45 The site is not in a preferred location for development, detached from the settlement and within the Green Belt. However, there is an existing established business on site which forms the basis for further expansion of the site for employment uses. Exceptional circumstances for development in the Green Belt were established and permission has been granted for light industrial (Class E).

E16

F.46 Site is ideally located for employment development, adjacent to existing units in Norton Canes Business Park with good access to the strategic road network. The site could exacerbate air quality issues which requires consideration if the permission expires. The site has planning permission and is likely to be deliverable in the longer term.

E4

F.47 The site is in the urban area of Rugeley and is ideally located to form part of the larger redevelopment of the former Rugeley Power Station. The wider site will be serviced by new infrastructure and facilities including access roads. The site scores positively against most categories.

E6

F.48 The site has already been assessed as suitable for development through Planning Applications, as such a proforma has not been produced and the site forms part of the deliverable employment land supply.

S1

F.49 The site is in walking distance to Heath Hayes Local Centre, which is a preferred area for development. The site has been identified to deliver mitigation for congestion at 5 Ways Junction, providing a relief road to serve development on the adjacent allocated site off Wimblebury Road. This element of infrastructure will be delivered within the plan period. New development in the vicinity will enable the provision of new infrastructure, including a new school in the catchment area. The site is in proximity to designated habitats and further assessment and mitigation plus biodiversity offsetting would be required. The site is in the Green Belt and release of the site is assessed to be very high. The exceptional circumstances case has been set out in the Green Belt Topic Paper, this is the only site which could deliver the relief road.

S2

F.50 The site is located at the edge of Heath Hayes and is in reasonable proximity to services and facilities. The site is adjacent to a waste disposal site in active use and therefore would likely be suitable in the longer term as the adjacent site will likely be at capacity and land will be remediated following the current use being ceased. There are potential impacts on biodiversity and the site is adjacent to areas subject to environmental designations. The site has been considered for residential uses or Gypsy and Traveller Accommodation. The site is in the Green Belt and is assessed as having high harm if released. The Green Belt Topic Paper outlines the reasons for safeguarding.

S3

F.51 The site is located on the urban edge of Norton Canes which is defined as a Local Centre with limited capacity for growth in the Spatial Strategy of the Local Plan. There is no capacity at schools within the catchment area to accommodate new pupils. In the longer term, if required to meet housing need, the site offers opportunity to deliver housing close to Norton Canes Local Centre in an area served by public transport. The site is in the Green Belt and release of the site is assessed to be moderate. The exceptional circumstances case has been set out in the Green Belt Topic Paper.

S4

F.52 The site is in Norton Canes, although detached from the main settlement there is still access to convenience facilities on the A5. The site is adjacent to existing employment sites and could form a natural extension to these and benefit from the road network and any infrastructure connections to adjacent sites. Development would result in the loss of agricultural land. Potential impacts on biodiversity would require investigation and mitigation. The site is the Green Belt and therefore is considered in the Green Belt Topic Paper as exceptional circumstances would be required to justify release of the land.

GT1

F.53 The site is located near the area of search for Gypsies, travellers and travelling showpeople accommodation and within the Green Belt. The existing site is visible from the road, and the small extension is unlikely to alter the perception of openness of the Green Belt in this location. The site is heavily screened to the south and west by a dense belt of trees and shrubs, and public views are from the road which presents a durable boundary, limiting further expansion. The land will remain in the Green Belt and therefore will be subject to tight restrictions.

GT2

F.54 The site is located near the area of search for Gypsies, travellers and travelling showpeople accommodation and within the Green Belt. The existing site is visible from the road, and the small extension is unlikely to alter the perception of openness of the Green Belt in this location. The land will remain in the Green Belt and therefore will be subject to tight restrictions.

Appendix G

Summary of SA findings for policy options considered for the Pre-Submission Local Plan

Local Plan Vision and objectives

Local Plan Vision and objectives

Local Plan Vision

- Objective 1: Promote pride in attractive, safe local communities
- Objective 2: Create healthy living opportunities across the District
- Objective 3: Provide for housing choice
- Objective 4: Encourage a vibrant local economy and workforce
- Objective 5: Encourage sustainable transport infrastructure
- Objective 6: Create attractive town centres
- Objective 7: Provide well managed and appreciated environments
- Objective 8: Support a greener future

Appendix G Summary of SA findings for policy options considered for the Pre-Submission Local Plan

Table G.1: Summary of SA scores for the Local Plan Vision and objectives

SA objective	Local Plan Vision	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Obj 6	Obj 7	Obj 8
SA1: Biodiversity and geodiversity	+	0	0	0	+	0	0	++	+
SA2: Pollution	+	0	0	0	+	+	+	0	++
SA3: Previously developed land	+	0	0	0	+	0	0	0	0
SA4: Climate change	+	0	0	0	0	+	+	0	++
SA5: Flooding	+	0	0	0	0	0	0	0	++
SA6: Landscape and townscape	+	++	0	0	+	0	0	++	0
SA7: Waste	+	0	0	0	0	0	0	0	++
SA8: Sustainable transport	+	++	+	0	++	++	+	0	0
SA9: Housing	+	+	0	++	0	0	0	0	0
SA10: Education	+	0	0	0	++	++	0	0	0
SA11: Crime	+	++	0	0	0	0	0	0	0
SA12: Health and wellbeing	+	++	++	0	0	+	0	0	0

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SA objective	Local Plan Vision	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Obj 6	Obj 7	Obj 8
SA13: Recreation	+	+	++	0	0	0	0	0	0
SA14: Services and facilities	+	+	0	0	0	++	0	0	0
SA15: Employment	+	0	0	0	++	+	+	0	0
SA16: Town centres	+	++	0	0	0	0	++	0	0
SA17: Historic environment	+	+	0	0	0	0	0	++	0

Description of the effects of Local Plan Vision in relation to SA objectives

G.1 The Local Plan Vision sets out an aspirational image of the District over the plan period. It is expected that the vision of the District to be achieved over the plan period will be beneficial in relation to all of the SA objectives against which the various elements of the Plan have been considered.

G.2 The Local Plan Vision sets out Cannock Chase as a place in which developments are designed to a high standard. A range of affordable and market housing will be available to meet local needs. Brownfield land opportunities are to be strengthened and key pollutions issues managed and reduced. A diversification of the local employment offer has been accommodated and there is access to opportunities for education and training. The role of the various town centres, district centre and local centres have been secured in terms of their vitality and viability. Open space, recreational assets as well as services and facilities are accessible for local residents and where possible sustainable transport links have been strengthened. The District's residents are proud of its heritage and natural environment assets, including

Appendix G Summary of SA findings for policy options considered for the Pre-Submission Local Plan

important habitats and landscapes. Issues of crime and social isolation have been addressed through appropriate redesign and uses, as well as by supporting a demand-responsive community transport system.

G.3 Considering the high level and aspirational nature of the Local Plan Vision it is considered likely that the positive effects will be minor.

Description of the effects of Local Plan objectives in relation to SA objectives

G.4 No negative effects have been identified in relation to any of the eight objectives in the Issues and Options document. Most objectives are expected to have negligible effects in relation to the SA objectives, as each objective is fairly specific to a particular Local Plan topic. Significant positive effects have been identified in relation to SA objectives where the objectives in the Issues and Options document contain direct reference to addressing elements of the SA objective in question, and some minor positive indirect effects on other SA objectives.

G.5 Objective 5 is likely to have a significant positive effect on SA objective 1: **biodiversity** as it supports habitat creation and improvement in the District. A minor positive effect is expected in relation to this SA objective for objectives 4 and 8. These policies seek to balanced growth in sustainable tourism with the protection of the AONB and two SACs in the District and also reduce the impact of pollution on the environment. Objective 8 also seeks to reduce the potential impact of pollution on local communities and therefore a significant positive effect is expected in relation to SA objective 2: **pollution**. Minor positive effects are expected in relation to SA objective 2 for objectives 4, 5 and 6. While objective 4 could help to protect higher value agricultural soil in the District, objectives 5 and 6 are likely to help contribute towards limiting the need for residents travel by private car. As such these objectives may help to limit any contribution new development makes in terms of air pollution. Supporting conservation of agricultural soils in the District may in turn help to promote a more efficient use of land in Cannock Chase and therefore a minor positive

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effect is likely in relation to SA objective 3: **previously developed land** for objective 4.

G.6 In addition to having beneficial impacts in terms of air quality in the District it is likely that encouraging travel by more sustainable modes is likely to help limit the contribution the District makes to climate change. A minor positive effect have therefore been recorded in relation to SA objective 4: **climate change** for objectives 5 and 6. Objective 8 directly seeks to address the challenge of climate change through a combined approach which is considerate of strategic development location choices and design standards and therefore a significant positive effect is expected in relation to SA objective 4. Considering that the approach of objective 8 to addressing climate change encompasses support for the measures which would manage the effects of flooding, a significant positive effect is also expected for this objective in relation to SA objective 5: **flooding**.

G.7 It is expected that achieving the highest standards of good design of buildings and spaces as well as promoting appropriate design and uses in town centres is likely to help protect and enhance the established character of the District, including landscapes and townscapes which are recognised as being sensitive to change. As such a significant positive effect is expected in relation to SA objective 6: **landscape and townscape** for objective 1. A significant positive effect is also expected in relation to this SA objective for objective 7 which contains direct reference to protecting the natural and historic environmental assets of Cannock Chase. Particular reference has been included to strategic Cannock Chase AONB as part of this objective. Objective 4 contains an indirect reference to balancing the protection of the AONB with the growth of sustainable tourism in the District and therefore a minor positive effect is expected in relation to SA objective 6.

G.8 Objective 8 directly addresses the reduction of waste and the potential to increase rates of recycling in the District and therefore a significant positive effect has been recorded in relation to SA objective 7: **waste**. A number of the objectives (most notably objectives 1, 4 and 5) directly seek to address travel by more sustainable modes in the District. Objective 1 would seek to achieve the safety of pedestrians/cyclists through the appropriate design of new

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development; objective 4 addresses the connection of business locations and centres by public transport; and objective 5 promotes the overarching goal of securing a sustainable and integrated transport strategy in the District which is to reduce reliance on private cars for local journeys where possible. A significant positive effect is therefore expected in relation to SA objective 8: **sustainable transport** for these objectives in the Issues and Options document. Objectives 2 and 6 would indirectly address the issue of sustainable transport in the District by seeking to promote cycling and walking as leisure activities and by protecting town centre locations as attractive locations which can be accessed by sustainable transport. A minor positive effect has therefore been recorded in relation to SA objective 8 for these objectives.

G.9 The Issues and Options document sets the aim of meeting the required choice of new homes in the District through objective 3. As such a significant positive effect is expected for SA objective 9: **housing**. Objective 1 does not address the provision of the required level of housing over the plan period but is supportive of the delivery of buildings which meet a high standard of design and therefore a minor positive effect is likely in relation to SA objective 9. The Issues and Options document sets out aims of improving the skill levels of the local workforce and improving access to educational facilities in the District through objectives 4 and 5. Therefore a significant positive effect is expected in relation to SA objective 10: **education** for these two objectives.

G.10 Promoting the adoption of design which seeks to discourage crime in the District is set out through objective 1. As such a significant positive effect is expected in relation to SA objective 11: **crime**. The scope of objective 1 includes promoting 'active design' as to help encourage healthier lifestyle choices in Cannock Chase. Health and wellbeing (including the issues of obesity and mental health) are also addressed through objective 2 of the Issues and Options document and as such a significant positive effect is expected for both of these objectives in relation to SA objective 12: **health**. Promoting travel by more sustainable modes, including cycling and walking is also likely to benefit health and wellbeing in the District and therefore a minor positive effect is expected in relation to this objective for objective 5.

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G.11 The incorporation of open space at new development is directly addressed through objective 2 in the Issues and Options document. As such a significant positive effect is expected in relation to SA objective 13: **open space**.

Objective 1 promotes appropriate design and uses at town centre locations to secure of high quality public space at such locations. A minor positive effect is therefore expected in relation to SA objective 13 for objective 1. The Issues and Options document seeks to address the access of all sections of the community to a variety of local services and facilities through objective 5 and therefore a significant positive effect is expected in relation to SA objective 14: **services and facilities**. Objective 1 is set out to address the sense of belonging and pride in the District and also seeks to maximise community interaction. This objective is therefore likely to help reduce the potential for new development to contribute to perceptions of isolation in the District and a minor positive effect is therefore likely in relation to SA objective 14.

G.12 Objective 4 in the Issues and Options most directly seeks to address the promotion of a vibrant local economy and workforce and therefore a significant positive effect is expected in relation to SA objective 15: **economy**. Objective 5 promotes the connection of all sections of the community to opportunities for work by public transport, walking and cycling. Objective 6 is also likely to benefit the local economy and access for residents to opportunities for employment by supporting appropriate growth at the town centres of the District. As such a minor positive effect is expected in relation to SA objective 15 for both objective 5 and objective 6. Considering the theme of objective 6 (which seeks to create attractive town centres in Cannock Chase) a significant positive effect is expected in relation to SA objective 16: **town centres**. It is likely the support for appropriate design and uses in town centres set out in objective 1 would also help to encourage footfall at these locations and therefore a significant positive effect is also expected in relation to SA objective 16 for objective 1.

G.13 The support objective 1 sets out for high standards of good design of buildings and spaces is likely to help protect the historic environment and the setting of specific heritage assets in the District. A minor positive effect is therefore expected in relation to SA objective 17: **historic environment** for objective 1. Objective 7 directly seeks to protect, conserve and enhance

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District's natural and historic environment assets as well as seeking to conserve and enhance significant elements of cultural heritage. As such a significant positive effect is also expected in relation to SA objective 17 for this objective in the Issues and Options document.

Policy option groups in the Issues and Options document

G.14 The policy options contained in the Issues and Options document have been grouped together to relate to the achievement of the eight individual objectives of the Local Plan which have been described in the previous section of this report. The Issues and Options document presents each of the policy options groupings below the relevant plan objective. As such the SA findings are summarised below in relation to the objectives to which they relate. The order in which they appear reflect the order in which they appear in the Issues and Options document.

G.15 The Issues and Options document did not identified the Council's emerging preferred option in relation to any of the policy topics considered.

Objective 1: Promote pride in attractive, safe local communities

Design policy options

G.16 This section summarises the SA findings for the policy options set out below objective 1 in the Issues and Options document. Only one group of policy options relating to design has been included to support the achievement of this objective.

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G.17 Two reasonable alternative policy options were considered in relation to the approach regarding design policy as shown in **Table G.2** below. The potential sustainability effects are described below the table.

Design policy options

- **Option A:** Strengthen the current policy to address the range of issues raised and update the Design SPD to include more detail, which reflects the increased emphasis of the NPPF of design matters
- **Option B:** As Option A but set minimum density standards for key areas such as town centres in Local Plan Policy and provide further guidance on optimum densities for other areas including character areas via a revised SPD

Table G.2: Summary of SA scores for Local Plan objective 1

SA objective	Option A	Option B
SA1: Biodiversity and geodiversity	+	++
SA2: Pollution	+	++/-
SA3: Previously developed land	+	++
SA4: Climate Change	++	++
SA5: Flooding	+	+
SA6: Landscape and townscape	++	++/-
SA7: Waste	+	+
SA8: Sustainable transport	++	++
SA9: Housing	+	+?

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SA objective	Option A	Option B
SA10: Education	0	0
SA11: Crime	++	++
SA12: Health and wellbeing	+	+
SA13: Recreation	+	+/-?
SA14: Services and facilities	+	+
SA15: Economy	+	+
SA16: Town centres	+	++
SA17: Historic environment	+	+/-?

Description of effects of design policy options in relation to SA objectives

G.1 Both Policy Options are expected to have mostly minor positive effects in relation to the SA objectives against which they have been appraised. The effects are broadly similar considering that the main element of both options is to include an updated version of the policy approach (Policy CP3) from the current Local Plan. It is considered likely that allowing for a revised Design SPD and setting minimum density standards for key areas in policy (Option B) would provide support for the achievement of sustainability goals in the District but would also be less flexible in terms of addressing developments proposed and changing local circumstances.

G.2 Significant positive effects have been recorded for Option B in relation to SA objective 1: **biodiversity and geodiversity**, SA objective 2: **pollution**, SA objective 3: **previously developed land**, SA objective 4: **climate change**, SA objective 6: **landscape and townscape**, SA objective 8: **sustainable transport** and SA objective 16: **town centres**. In addition to the specific requirements of

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the current Local Plan Policy CP3 which would be updated through this option, it is expected that setting minimum density standards for key areas of the District (such as town centres) is likely to reduce the potential for impacts on sensitive environmental features including those of ecological and landscape importance. This approach is likely to involve a reduced development of greenfield as town centre locations where more brownfield opportunities are likely to be present would be expected to accommodate higher levels of growth. It is also expected to help make efficient use of sustainable transport links in the District and may help to reduce the need to travel in the District considering that higher densities of development will be promoted at locations where services and facilities as well as employment opportunities are present. Promoting modal shift and reduce the need to travel longer distances in Cannock Chase is expected to have associated benefits in terms of limiting the release of air pollutants and greenhouse gases. It is expected that promoting higher densities of development would also directly benefit vitality and viability of town centres in the District as it is likely to increase the level of footfall at these locations.

G.3 The significant positive effect expected for Option B in relation to SA objective 2 and SA objective 6 is however likely to be combined with a minor negative effect. The urban areas of the District are accessible by AQMAs along the A5 and at Five Way Island. Promoting a higher level of development at town centre locations may result in more traffic being directed to these specific areas which is likely to exacerbate existing air quality issues. Furthermore allowing higher levels of development at town centre locations may have an adverse effect on the existing townscape of these locations if it is not delivered in a sympathetic manner.

G.4 The emphasis placed by both Option A and Option B on ensuring that developments incorporate measures to design out crime and anti-social behaviour through both policy and the updated Design SPD is expected to result in a significant positive effect in relation to SA objective 11: **crime**.

G.5 It is expected that higher density of development supported through Option B could result in a minor negative effect in relation to SA objective 13: recreation and SA objective 17: **historic environment**. Increasing

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development densities at town centre locations may result in adverse impacts in terms of open space provision if development was required to proceed on existing areas of open space dependent upon the approach undertaken. It is also noted that the town centre locations of the District contain a higher concentration of Listed Buildings and Conservation Areas and this approach may result in disproportionate levels of adverse impacts occurring in relation to the significance of the settings of these heritage assets, depending upon how sensitively it is designed and delivered.

G.6 While Option A would not result in the more overtly positive effects identified as a result of setting minimum density standards for key areas of the District, it is still expected to include an updated version of current policy and the Design SPD. As such a range of minor positive effects are likely. This approach would avoid the potential for setting minimum densities through planning policy which might be overly prescriptive and unresponsive to changes in local circumstances. As such the uncertainty which is attached to the minor positive effect in relation to SA objective 9: **housing** for Option B, would not be applicable for Option A.

Objective 2: Create healthy living opportunities across the District

Social inclusion and healthy living policy options

G.24 This section summarises the SA findings for the policy options set out below objective 2 in the Issues and Options document. Only one group of policy options relating to social inclusion and healthy living has been included to support the achievement of this objective.

G.25 Four reasonable alternative policy options were considered in relation to the policy approach to promoting social inclusion and healthy living in the Local

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Plan, as shown in **Table G.3** below. The potential sustainability effects are described below the table.

Social inclusion and healthy living policy options

- **Option A:** Update and bolster existing Policy CP5 to include more emphasis on providing linkages and opportunities for healthy lifestyles, healthy eating, and mental health and wellbeing including reducing isolation. It could also include more on public safety issues. This would also need to include a link to the most up to date playing pitch and indoor sports strategies to inform developments on a case by case basis depending on local need. Standards for open space assessment would need to be based on updated evidence and set in Local Plan policy, and this would also include allocation of the Greenspace network at a District-wide level and any Local Green Space if appropriate. The policy should include a new section relating to air quality.
- **Option B:** As per Option A but with further policy elaboration via supplementary planning documents
- **Option C:** As per Option A but make clear that the role of the greenspace network would be to allocate green spaces of strategic significance on a District scale (i.e. significant sites and sites which are key to delivering and maintaining green linkages and corridors as per updated evidence) and that it would be for local communities, through local policy i.e. neighbourhood plans, to designate smaller areas of green space which are of particular importance at the community level.
- **Option D:** As per Option A and create separate policy for the Hatherton Branch canal restoration and seek to safeguard the canal route

Appendix G Summary of SA findings for policy options considered for the Pre-Submission Local Plan

Table G.3: Summary of SA scores for policy options for Local Plan objective 2

SA objective	Option A	Option B	Option C	Option D
SA1: Biodiversity and geodiversity	+	+	++	+++?
SA2: Pollution	+	+	+	+
SA3: Previously developed land	+	+	+++?	+
SA4: Climate Change	0	0	0	+
SA5: Flooding	+	+	+	+
SA6: Landscape and townscape	+	+	+++?	++
SA7: Waste	0	0	0	0
SA8: Sustainable transport	0	0	0	+
SA9: Housing	-?	-?	-?	-?
SA10: Education	+	+	+	+
SA11: Crime	0	0	0	0
SA12: Health and wellbeing	++	++	++	++
SA13: Recreation	++	++	++	++

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SA objective	Option A	Option B	Option C	Option D
SA14: Services and facilities	+	+	+	+
SA15: Economy	-?	-?	-?	-?
SA16: Town centres	0	0	0	0
SA17: Historic environment	0	0	0	0

Description of effects of policy options for social inclusion and healthy living in relation to SA objectives

G.26 It is expected that many similar sustainability effects would result in terms of the SA objectives against which each policy option has been appraised. Each option which would include an update of the current Local Plan policy as well as standards for open space assessment based on updated evidence to be set out through local policy. Options B, C and D are variants of Option A, so the effects identified for Option A follow through to the other three options, with any differences reflecting the variations to Option A.

G.27 The protection of open space through an updated version of Policy CP5 in the manner described is likely to have the most significant impact in relation to health and wellbeing and opportunities and facilities for recreation and leisure in the District. A significant positive effect is therefore expected in relation to SA objectives 12: **health** and 13: **recreation** for each option. The principle of protecting open space which is set out through each option would help to maintain areas of undeveloped land where surface water infiltration can safely occur. A minor positive effect is therefore likely for each option in relation to SA objective 5: **flooding**.

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G.28 Considering the requirements already set out through Policy CP5, it is expected that an update of this policy as set out through each option would have a minor positive effect in relation to SA objectives 2: **pollution** and 10: **education**. The update to Policy CP5 is to include a new section relating to air quality which is likely to result in development being required to address potential air pollution impacts as part of new proposals. The current Local Plan policy further requires that new development should contribute towards educational facilities in the District where appropriate. An update of the policy through each option would also include reference to a promotion of development which would help to reduce isolation in Cannock Chase and therefore all options are expected to have a minor positive effect in relation to SA objective 14: **services and facilities**.

G.29 It is expected the approach of designating greenspace of importance at a District level that would be incorporated as part of all options considered is likely to help conserve greenfield and potentially promote the use of brownfield sites. A positive effect is therefore expected in relation to SA objective 3: **previously developed land** for each option. The positive effect for Option C is likely to be significant considering that providing further clarity in relation to the potential to designate locally important greenspace through neighbourhood plans may encourage this process to be undertaken.

G.30 It is also likely that the protection of greenspace in the District will help to protect habitats and habitat connectivity in Cannock Chase. Protection for greenspace is also likely to benefit the character of the open countryside as well as wider landscape character in the District. Considering the potential for a more nuanced approach to the designation of greenspace at a local level provided through Option C the positive effect expected in relation to SA objectives 1: **biodiversity and geodiversity** and 6: **landscape and townscape** is expected to be significant. Furthermore there may be specific opportunities for achieving biodiversity gains and landscape improvements through the restoration of the Hatherton Branch Canal. The positive effect expected for Option D in relation to SA objectives 1 and 6 is also likely to be significant. It is noted that the Hatherton Branch Canal links to the waterway system within the Borough of Walsall to the south of Cannock Chase, which runs into the Cannock Extension Canal SAC. As such there will be a need to consider the

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potential effects on this designated site if this option is taken forward and more detail is provided as the policy is worked up. An element of uncertainty is therefore attached to Option D for SA objective 1.

G.31 The restoration of this water way may also provide increased opportunities to undertake journeys by alternative modes of transport in Cannock Chase. This may reduce dependency on private vehicles and the contribution that the District makes in terms of climate change. A minor positive effect is therefore expected in relation to SA objectives 4: **climate change** and 8: **sustainable transport** for Option D.

G.32 A negative effect is only expected in relation to two SA objectives for the policy options considered to address social inclusion and healthy living in the District. Each option would potentially make specific areas less acceptable to accommodate new development in planning terms, through their designation as part of the greenspace network. It is expected that despite any designations of this type the housing and employment needs for the District would still be met. As such an uncertain minor negative effect is expected in relation to SA objective 9: **housing** and SA objective 15: **economy** for each option.

Objective 3: Provide for housing choice

Overall housing growth, strategy for meeting overall housing growth, affordable housing percentage requirements, housing mix, and Gypsy, Traveller and Travelling Showpeople housing needs policy options

G.33 This section summarises the SA findings for policy options set out below objective 3 in the Issues and Options document. Five groups of policy options

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are presented in the Issues and Options document being considered by the Council to determine the appropriate approach to address objective 3.

G.34 Considering the high number of policy options put forward to meet this objective is it considered helpful to split the policy option groups between those which relate to the more strategic issue of addressing the overall housing need in the District (i.e. overall housing growth policy options and the strategy for meeting overall housing growth policy options) and those which relate to more the specific and self-contained issues of affordable housing percentage requirement, housing mix, and gypsy, traveller and travelling showpeople housing needs.

G.35 A number of reasonable alternative policy options were considered in relation to each policy option group for inclusion in the Local Plan as shown in **Tables G.4** and **G.5** below.

Summary of SA scores for overall housing growth policy options and the strategy for meeting overall housing growth policy options

Overall housing growth policy options

- **Option A:** Local Housing Need alone with no unmet need. Based upon current standard methodology the Districts' local housing growth for the plan period of 2018-2036 would be 5,112 net dwellings (284 net dwellings per annum).
- **Option B:** Local Housing Need figure plus unmet need of an additional 500 dwellings giving a total housing growth figure of 5,612 net dwellings for the District (2018-2036) or 312 net dwellings per annum.
- **Option C:** Local Housing Need figure plus unmet need of an additional 1,500 dwellings giving a total housing growth figure of 6,612 net dwellings for the District (2018-2036) or 367 net dwellings per annum.

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- **Option D:** Local Housing Need figure plus unmet need of additional 2,500 dwellings giving a total housing growth figure of 7,612 net dwellings for the District (2018-2036) or 423 net dwellings per annum.

Strategy for meeting overall housing growth policy options

- **Option A:** Urban Areas – use sites already identified for housing within the urban areas and explore opportunities for further housing on urban sites.
- **Option B: Rugeley Power Station**
- **Option B1:** Urban Areas and housing-led redevelopment of former Rugeley Power Station.
- **Option B2:** Urban Areas and employment-led/mixed use redevelopment of former Rugeley Power Station.
- **Option C: Green Belt Urban Extensions**
- **Option C1:** In combination with the options for the Urban Areas and former Rugeley Power Station consider Green Belt urban extensions at Rugeley/Brereton urban edges.
- **Option C2:** In combination with the options for the Urban Areas and former Rugeley Power Station consider Green Belt urban extensions at Cannock/Hednesford/Heath Hayes and Norton Canes urban edges.
- **Option C3:** In combination with the options for the Urban Areas and former Rugeley Power Station consider Green Belt urban extensions distributed across the District.

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Table G.4: Summary of SA scores for overall housing growth policy options

SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Option A	?	?	-?	?	-?	?	?	?	++/-	?	0	?	?	?	?	?	?
Option B	?	?	-?	?	-?	?	?	?	++	?	0	?	?	?	?	?	?
Option C	?	?	--?	?	-?	?	?	?	++/- ?	?	0	?	?	?	?	?	?
Option D	?	?	--?	?	-?	?	?	?	++/- ?	?	0	?	?	?	?	?	?

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Table G.5: Summary of SA scores for the strategy for meeting overall housing growth policy options

SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Option A	+/--?	+/-?	+/-	++/-?	+/-	+/-?	0	++/-?	+/-	+	0	+/-?	+/-?	++	+/-?	++	+/--?
Option B1	+/--?	+/-	++/-	++/-	+/-	+/-?	0	++/-	++/-	++?	0	+/-?	+/-?	++?	+/-?	+	+/--?
Option B2	+/--?	+/-?	++/-	++/-?	+/-	+/-?	0	++/-?	+/-	++?	0	+/-?	+/-?	+	+++?	+	+/--?
Option C1	--?	+/--?	+/--?	++/-?	+/--?	--?	0	++/-	++/-	+/-	0	+/-?	+/--?	++/-	+/-?	+	--?
Option C2	--?	--?	+/--?	++/-?	+/--?	--?	0	++/-	++	+/-	0	+/-?	+/--?	++/-	+/-?	+	--?
Option C3	--?	--?	+/--?	+++?/-	+/--?	--?	0	+++/-	++	+/-	0	+/--?	+/--?	+++?/-?	+/--?	++?	--?

Description of effects of policy options considered for overall housing growth in relation to SA objectives

G.36 These policy option groups relate to overall level of housing to be delivered over the plan period to meet local need with consideration made for accommodating a level of unmet need within the Greater Birmingham HMA and the strategy for accommodating the level of housing to be delivered over the plan period.

G.37 As the specific location for development has not been set out through Options A, B, C and D for the overall housing growth policy options many of the effects are uncertain. Effects relating to SA objective 1: **biodiversity and geodiversity**, 2: **pollution**, 4: **climate change**, 6: **landscape and townscape**, 7: **waste**, 8: **sustainable transport**, 10: **education**, 12: **health**, 13: **recreation**, 14: **services and facilities**, 15: **economy**, 16: **town centres** and 17: **historic environment** will be dependent upon the relationship between new development and potentially sensitive environmental receptors and services and facilities which new residents will be required to access on a regular as well as the decision making of new residents.

G.38 The influence of Options A, B, C and D which relate to the overall level of housing growth on these factors is therefore uncertain at this stage. For example, higher levels of growth are likely to place greater pressure on existing services and facilities, but conversely higher levels of growth could provide the funding required to invest in such services and facilities. Similarly, higher levels of growth could lead to increased volumes of traffic in the District, but on the other hand provide the funding required to improve and support sustainable modes of transport. As a general rule of thumb it can be assumed that higher levels of growth at a specific location are likely to place greater pressure on environmental assets and natural resources than lower levels of growth.

G.39 Delivering a significantly higher level of growth over the plan period through Option B (total housing growth of 6,612 net dwellings including 1,500

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dwellings to meet the unmet housing need of the HMA) and Option C (total housing growth of 7,612 net dwellings including 2,500 dwellings to meet the unmet housing need of the HMA) is likely to result in a higher amount of greenfield land take being required over the plan period. As such significant negative effects have been recorded for Options C and D in relation to SA objective 3: **previously developed land**. While the level of housing set out to be delivered through Options A and B would be comparatively lower it is still expected that considerable greenfield land take would result and therefore a minor negative effect has been recorded for SA objective 3 for these two options. It is expected that the greenfield land which is developed through each option would result in an overall increase impermeable surfaces in the District, to the detriment of surface water flood risk. Therefore, a minor negative effect has been recorded for SA objective 5: **flooding** for each option.

G.40 Each option would result in the delivery of housing to meet requirements in the District and as such a significant positive effect is expected in relation to SA objective 9: **housing**. The significant positive effect expected for Option A in relation to SA objective 9 is combined with a minor negative effect given that this approach would not help to address the wider need of the Greater Birmingham HMA. The significant positive effect expected for Options C and D in relation to SA objective 9 is likely to be combined with an uncertain minor negative effect. These options would support a particularly high uplift (34% and 54% respectively) above recent average delivery rates in the District and as such would help to address the unmet need of the Greater Birmingham HMA. However, the high levels of uplift required in the District may be difficult to achieve meaning the contribution to unmet need in the HMA may be overly onerous to meet in full.

Description of effects of policy options considered for the strategy for meeting overall housing growth in relation to SA objectives

G.41 It should be noted that the appraisal of the reasonable alternative options considered in relation to the strategy for meeting overall housing growth in the

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District has focussed mainly on the potential for sustainability effects to occur as a result of delivering new **housing** at various locations in Cannock Chase. This is of particular relevance when considering Options B1 and B2 which include differing approaches to developing land at Rugeley Power Station (i.e. housing-led redevelopment or employment-led/mixed use redevelopment). This land has also been considered as part of the options for the strategy for meeting overall **employment** needs in the District, the findings of which are set out under Objective 4 below. The effects identified for the redevelopment options for the Rugeley Power Station site differ slightly when considering them as part of the strategy for housing needs versus the strategy for employment needs. Given that Option A (urban areas) for housing development provides for a greater scale of development than Option A (urban areas) for employment development many of the effects expected in relation to the strategy for housing are likely to be more significant (most notably those effects that relate to the need to travel to access services and facilities etc.).

G.42 The options considered in relation to the strategy for meeting overall housing growth in the District are expected to have a range of sustainability effects. In general those options which would place new homes in areas which are in close proximity to existing centres are likely to have more positive effects considering that existing services and facilities will be easier to access (particularly by sustainable and active modes of transport) and these areas are already highly developed with increased potential for development of brownfield land. Providing development at locations which already contain high levels of development may also reduce the potential for impacts on environmental designations such as biodiversity sites and the AONB, particularly where new growth is delivered in a manner which is considerate of existing sensitivities. It should be noted that the elements of development contained in Option A also also form part of Options B and C, and that the elements of development contained in B Options also form part of the C Options. The effects identified for Option A and the B Options follow through accordingly.

G.43 These points considered, all options are likely to have a significant negative effect in relation to SA objective 1: **biodiversity and geodiversity**. It is expected that each option would result in development which could have adverse impacts in terms of habitat loss, fragmentation and disturbance. The

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focus Options A, B and C place on the development at urban locations or the large brownfield site at Rugeley Power Station may present opportunities for the incorporation of improved green infrastructure links through redevelopment of brownfield land which is likely to help improve wider habitat connectivity. As such the significant negative effect expected for Options A, B1 and B2 is likely to be combined with a minor positive effect. These options are expected to make use of significantly smaller amounts of greenfield land than those (Options C1, C2 and C3) which would accommodate a large amount of growth at new Green Belt urban extensions. As such the negative effect expected in relation to SA objective 3: **previously developed land** for Options A and B is likely to be minor and for Options C1, C2 and C3 is likely to be significant. Furthermore, while the land at Rugeley Power Station contains an area of open space to the north this only comprises a small part of the site, which mostly contains large areas of previously developed land. As such the positive effect expected in relation to SA objective for Options B1 and B2 is likely to be significant.

G.44 The redevelopment of brownfield land may also present opportunities to enhance the settings of sensitive landscapes and heritage assets in the District. As such a minor positive effect is expected in relation to SA objective 6: **landscape and townscape** as well as SA objective 17: **historic environment** for Options A, B1 and B2. While these options would direct a high proportion of the new growth to locations which are not in close proximity to the AONB, the urban areas of Cannock Chase contain a relatively high number of heritage assets most notably at Rugeley and Brereton in particular. As such the minor positive effect expected in relation to these options for SA objective 6, is likely to be combined with a minor negative effect and in relation to SA objective 17 is likely to be combined with a significant negative effect. Conversely the high level of growth Options C1, C2 and C3 would support at Green Belt locations within the countryside, including some areas which are in close proximity to or within the AONB (to the south of Rugeley for Option C1, to the north of Hednesford for Option C2 and potentially at both locations for Option C3) means that a significant negative effect alone is expected in relation to SA objective 6 and SA objective 17. These options are not expected to provide a significant proportion of new growth over the plan period at locations where

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there may be opportunities for the re-use of brownfield land which might otherwise help to improve local character.

G.45 Those options which would promote a distribution of development which delivers more growth towards the existing urban areas (particularly Option A, as well as Options B1 and B2) where services and facilities are more readily available are expected to allow for a better level of accessibility to these types of provisions. This approach may also help to promote modal shift considering the shorter journey lengths residents will be required to take on a regular basis. It should be noted however that the potential for achieving significant increases in modal shift through Options B1 and B2 where a proportion of growth would be delivered away from existing urban areas at Rugeley Power Station is likely to be in part dependent upon the incorporation of new/improved sustainable transport links within that redevelopment. Reducing the need to travel is likely to help limit the potential for air pollution as well as the contribution the District makes in terms of climate change. A significant positive effect is therefore expected in relation to SA objective 4: **climate change** and 8: **sustainable transport** for Options A, B1 and B2. A significant positive effect is also expected for Options C1, C2 and C3 for these SA objectives considering that although these options would make use of Green Belt urban extensions for large proportions of growth, in line with the guidance of the NPPF (paragraph 138) areas which contain previously developed land and/or are well-served by public transport should be given first consideration for development. Furthermore, the locations set out for new growth through Options C1 and C2 do not include those which would require the extension of current settlement boundaries of the Districts' villages where service and facility provision and sustainable transport links are less strong. A minor negative effect is expected in combination with this significant positive effect for all options given that some new residents are likely to be required to travel longer distances on a regular basis. Option A considers the potential for some limited development as infill within the village settlement boundaries. Those new residents at the Rugeley Power Station would be required to travel to the existing town centres to access the wider range of services and facilities at these locations, dependent in part upon the timing and type of service provision that is made at this location as part of the redevelopment. Options C1 and C2 are expected to provide residents at the new Green Belt urban extensions with reduced level of access

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to existing services and facilities when compared to sites within the urban area. It is noted that urban extensions may provide opportunities for the incorporation of new services and facilities and sustainable transport links. This is particularly likely to be the case where development is focussed at larger urban extensions. Substantial services and facilities are less likely to be provided where development would be spread across a number of smaller urban extensions as would be the case for Option C3. For Option C3 in relation to both SA objective 4 and SA objective 8 the significant positive effect is therefore expected to be combined with a significant negative effect. This option would also include a portion of development which would result in the extension of current settlement boundaries of the Districts' villages where there is weak service and facility provision and accessibility to sustainable transport is likely to result in increasing number of journeys being made by private vehicle.

G.46 The increased accessibility to services and facilities provided for towards the town centre locations of the District means that a significant positive effect is expected in relation to SA objective 14: **services and facilities** for Option A. Option B1 and B2 would result in delivery of new development at the Rugeley Power Station site which is relatively well related to Brereton local centre. Furthermore Option B2 may result in mixed use development being provided as part of the growth at this location which may include some new services and facilities. Access to services and facilities in the wider area will be dependent in part on the incorporation of new/improved sustainable transport links at this location, however a minor positive effect is still expected for Options B1 and B2 in relation to this SA objective. As Options C1, C2 and C3 would provide growth at new Green Belt urban extensions many residents may be required to travel longer distances to existing services and facilities, particularly when compared to residents within the urban area. As previously noted there may be opportunities for urban extensions to allow for the incorporation of new services and facilities and sustainable transport links. Where development is focussed at larger urban extensions, as set out through Options C1 and C2, it is likely that new growth could support more substantial services and facilities. Furthermore, in line with NPPF guidance, areas which currently benefit from sustainable transport links are to be considered firstly for development. Therefore, an overall mixed effect is expected in relation to access to services and facilities for these options. The effect is uncertain considering the potential for the delivery

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of new services and facilities as well as the potential for new/improved sustainable transport provision. The negative effect excepted in combination with a minor positive effect for Option C3, is likely to be significant considering that this option may result in the expansion of the existing settlement boundaries at the villages of the District, thereby supporting a portion of growth at locations where service provision is weak, particularly in comparison to the town centre locations of the District.

G.47 The issues of accessibility identified for the various options considered are also expected to influence health and wellbeing in the District. The urban areas of the District provide access to the widest range of healthcare facilities as well as a range of facilities which might encourage physical activity among residents. Providing development at locations which would encourage journeys to be undertaken by more active modes of transport is also likely to help improve public health in the District. Focussing development at the urban areas of the District may however require the release of areas of open space for development which may result in reduced access to this type of provision at certain locations. A mixed minor positive effect and minor negative effect is therefore likely in relation to SA objective 12: **health** for Option A. Considering that new residents at the Rugeley Power Station site would be provided with some level of access to healthcare facilities within Brereton and Rugeley, but would have reduced access to these facilities when compared to residents within these urban areas a mixed minor positive effect and minor negative effect is also expected for this SA objective for Options B1 and B2. The northern portion of this site currently also provides access to an area of open space which might be lost as a part of new development. Including development at this location as part of the new growth may however reduce the requirement to develop other open spaces within the existing settlements of the District. It is likely that residents at Green Belt urban extensions would also be provided with some reduced level of access to existing healthcare facilities (particularly when compared to residents within the urban area) but would have access to opportunities for physical activities within the wider countryside. This type of development may also support the delivery of new healthcare facilities, particularly where a small number of larger urban extensions are proposed as supported through Options C1 and C2. Growth of this nature may result in loss of access to open space within the Green Belt, although it is noted that this

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development is to be achieved in line with the NPPF (paragraph 138) requirement to offset impacts on accessibility of remaining Green Belt land. As Option C3 may include a portion of growth at the District's villages it would place some new residents at locations where the provision of healthcare facilities is noted to be quite weak. The distribution of new growth between a large number of urban extensions is also less likely than Options C1 and C2, to deliver the critical mass to support new healthcare facilities. Therefore, the negative effect recorded as part of the overall mixed effect for Option C3 in relation to SA objective 12 for this option is likely to be significant.

G.48 Providing a high proportion of growth at the urban locations of the District is likely to place residents in close proximity to a wide range of existing open spaces as well as recreation facilities in particular. This approach may however require the development of areas of open space at these locations to meet local need for housing. The delivery of growth at the Rugeley Power Station site would result in residents being relatively well related to the wide range of open spaces and recreational facilities within Brereton and Rugeley. While this approach may result in the loss of the area of open space to the north of the site, it may also reduce pressures in terms of land supply and the potential for open spaces in the urban areas to be developed. As such a mixed minor positive effect and minor negative effect has been identified in relation to SA objective 13: **recreation** for Options A, B1 and B2. While Options C1, C2 and C3 would result in some residents being provided with nearby access to the open countryside within the Green Belt, this type of growth is likely to reduce access to this provision for other residents. As such the minor positive effect expected in relation to SA objective 13 for these options is likely to be combined with a significant negative effect. It is noted that new areas of open space could be incorporated within areas of substantial new development (for example at Rugeley Power Station for Options B1 and B2, and as Green Belt extensions for Options C1, C2 and C3), however this will be dependent on the design of any proposals which come forward for these locations.

G.49 All options would result in increased numbers of residents in the District and therefore are likely to result in increases in the overall number of people accessing the town centres of the District. Development focussed at the urban area (Option A) is expected to be particularly beneficial in terms of promoting

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the vitality and viability of these locations as new residents would be provided with access to town centres within close proximity. As such a significant positive effect is expected in relation to SA objective 16: **town centres** for Option A. The remaining options would provide residents with a reduced level of access to town centre locations (with sustainable transport links being particularly important for Options C1, C2 and C3). However, for the most part it is not expected that the provision of new homes at various locations in the District would specifically result in a decrease in footfall at the town centres compared to current levels. Residents at the Rugeley Power Station site would have relatively easy access to the town and local centres of Rugeley and Brereton. Options C1, C2 and C3 would result in a high number of new residents being accommodated at new Green Belt urban extensions which would be provided at the settlement edge which is relatively well related to existing centres. By extending the current settlement boundaries of the District's villages, Option C3 could support new service provision at these locations which may reduce the vitality of other town centre locations. As such the positive effect is uncertain in relation to SA objective 16 for Option C3 as it will depend upon the type and level of service provision which might be supported at village locations.

G.50 It is likely that reducing the need to travel in the District will help to limit the potential for impacts on local air quality. It is noted however that three AQMAs have been declared in the District. These take in areas along the A5 (Watling Street) which runs to the south of Cannock and Norton Canes and around Five Ways Island to the east and south east of Heath Hayes. Furthermore parts of southern and western Rugeley fall within a Source Protection Zone. As such providing development towards the existing urban areas of the District may result in exacerbation of existing air quality issues. Providing development at these locations may also result in impacts on water quality in the District. Focussing development at the urban area (and at larger brownfield sites such as Rugeley Power Station) is likely to present increased opportunities for the re-use of previously developed land and limit the potential for adverse impacts on higher value agricultural soils. As such a combined minor positive and minor negative effect is expected for Options A, B1 and B2 in relation to SA objective 2: **pollution**. Option C1, C2 and C3 are all likely to increase the need to travel in the District given that they would make use of Green Belt urban extensions,

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which are less well related to the town centres of the District when compared to locations within the existing urban area. Option C3, in particular, may result in an increased need for residents to travel on a regular basis. Of the options which support growth at Green Belt urban extensions (Options C1, C2 and C3), Option C3 would be less likely to support the incorporation of new services and facilities of a substantial scale, given that this approach would have reduced potential to provide critical mass to support this type of provision by distributing growth to a larger number of Green Belt urban extension locations. Furthermore it is expected that Options C2 and C3 would have the most adverse impacts in relation to development of areas of high value agricultural soils in the District. The options are likely to result in development to the south of the District where there are large areas of Grade 3 agricultural soils. As such while Option C1 is expected to result in a mixed minor positive and significant negative effect in relation to SA objective 2, Options C2 and C3 are likely to result in a significant negative effect alone.

G.51 All options would support the delivery of a high level of housing in the District and therefore are expected to have a positive effect in relation to SA objective 9: **housing**. Option A would provide for land to support the lowest amount of housing and therefore is likely to have only a minor positive effect in relation to this SA objective. Option B2 would allow for some additional housing growth at the Rugeley Power Station site but this portion of the growth would also accommodate mixed use or employment led development meaning the level of residential development at this location would be reduced. A minor positive effect is also expected for Option B2 in relation to this SA objective. Both options are expected to have an overall mixed effect in relation to SA objective 9 given that they would be less likely to supply land which would meet the minimum additional need for housing growth of 1,900 dwelling. Option B1 and Option C1 could potentially provide more land to help to meet this housing need and therefore a significant positive effect has been identified. The significant positive effect is likely to be combined with a minor negative effect for both options however given that Option B1 is still not considered likely to meet the unmet need and that the urban edges of Rugeley and Brereton (which Option C1 would support development at) have few site options for development and present limited capacity for housing development. Options C2 and Option C3 would present the best opportunity for providing a larger

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number of new dwellings over the plan period. As such these approaches would be most suitable in terms of meeting local housing requirements in full and would allow for growth at a higher number of locations. Option C2 would allow for the highest proportion of growth as Green Belt urban extensions around Cannock, Hednesford and Norton Canes which corresponds with Proportionate Dispersal Location PD3 set out in the Greater Birmingham HMA Strategic Growth Study [See reference 1] as an option to accommodate the unmet needs of Birmingham. Option C3 would also allow for development at these locations but would direct a proportion of growth to Green Belt locations by Rugeley and therefore may be less suitable in terms of addressing the housing needs of the wider conurbation. Both options would include a number of locations where the Council has identified that there is greater capacity for new housing most notably at the urban edges of Cannock/Hednesford/Heath Hayes and Norton Canes. This is reflective of the greater number of site options at these locations compared to the Rugeley/Brereton urban area. The area by these northern settlements is also constrained by the existing pattern of development, as well as the current expanse of the Green Belt and the AONB in particular.

G.52 The majority of options would not involve the delivery of new employment land in the District. The pattern of residential development is most likely to influence employment in the District in terms of the level of access residents have to local existing employment opportunities. Minor positive effects are expected in relation to Options A, B1, C1, C2 and C3 as residents are likely to have access to nearby existing employment sites within the urban area and via existing sustainable transport links. While allowing for a higher proportion of development within the urban area may provide new residents with ease of access to a wider range of existing employment opportunities this approach may require the development of existing employment sites to meet local housing need. As such a mixed minor positive effect and minor negative effect is expected in relation to SA objective 15: **economy** for Option A. Option C3 would deliver a proportion of new residential growth through the expansion of the District's village boundaries and therefore the negative effect expected in relation to access to employment opportunities has been recorded as being significant. Option B2 would allow for land at the Rugeley Power Station site to be redeveloped to contain employment-led or mixed use development. This

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approach would replace the employment opportunities which were previously supported at this location and would also directly contribute to employment in the District. Accessibility of this site from other locations is likely to be dependent in part upon the incorporation of new/improved sustainable transport links. As such an uncertain significant positive effect is expected in relation to this SA objective for Option B2.

Summary of SA scores for affordable housing percentage policy options, housing mix policy options and Gypsy, Traveller and Travelling Showpeople housing needs policy options

Affordable housing percentage requirements policy options

- **Option A:** Amend strategic policy to reflect updated overall affordable housing needs (based on Housing Needs Assessment) including updated District-wide affordable housing percentage requirement. Require affordable housing provision from schemes of 10 dwellings or more (percentage subject to overall Local Plan viability assessment) with presumption this is to be on site, unless circumstances justify off site financial contributions. Continue to allow off-site financial contributions in lieu of on site provision in exceptional circumstances. Continue to require review of viability on large sites over 2 year period. Subject to Local Plan viability assessment results, consider the need for a continuation of current policy approach i.e. sites of 10-14 dwellings making off-site financial contributions.
- **Option B:** In combination with Option A, implement specific affordable housing requirements for large site allocations.

Housing mix policy options

- **Option A:** Continue with current policy approach of encouraging appropriate mix of housing sizes, types and tenures for different groups in the community on a District wide basis, informed by the Housing Needs Assessment.
- **Option B:** Require specific percentages for mix of housing sizes, types and tenures for different groups in the community on individual sites, informed by the Housing Needs Assessment.
- **Option C:** In combination with Option A, require specific percentages for mix of housing sizes, types and tenures for different groups in the community on large site allocations only.
- **Option D:** In combination with other Options, allocate specific sites for different housing needs e.g. 100% affordable housing sites, sites for care homes, self build sites.

Gypsy, Traveller and Travelling Showpeople housing needs policy options

- **Option A:** Seek to provide for the needs identified in the updated Gypsy, Traveller and Travelling Showpeople Accommodation Assessment within the District via a criteria-based approach to determining planning applications- do not allocate specific sites via the Local Plan.
- **Option B:** Seek to provide for the needs identified in the updated Gypsy, Traveller and Travelling Showpeople Accommodation Assessment within the District via the allocating of sites within current 'Area of Search' identified in Local Plan (Part 1) (an area currently designated as Green Belt land in the main). Work with neighbouring authorities to identify any opportunities for meeting needs.
- **Option C:** Seek to provide for the needs identified in the updated Gypsy, Traveller and Travelling Showpeople Accommodation Assessment within the District via the allocating of sites and expanding the current 'Area of Search' to a District wide search for sites (still likely to include

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consideration of Green Belt sites). Work with neighbouring authorities to identify any opportunities for meeting needs.

- **Option D:** In combination with other Options, require new large housing sites to provide for gypsy, traveller and travelling showpeople accommodation needs.

Table G.6: Summary of SA scores for affordable housing percentage policy options

SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Option A	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0	0
Option B	0	0	0	0	0	0	0	0	++/- ?	0	0	0	0	0	0	0	0

Table G.7: Summary of SA scores for housing mix policy options

SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Option A	0	0	0	0	0	0	0	0	++	0	0	0	0	+	0	0	0
Option B	0	0	0	0	0	0	0	0	++?	0	0	0	0	+	0	0	0
Option C	0	0	0	0	0	0	0	0	++	0	0	0	0	+	0	0	0
Option D	0	0	0	0	0	0	0	0	+/-?	0	0	0	0	+/--?	0	0	0

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Table G.8: Summary of SA scores for Gypsy, Traveller and Travelling Showpeople housing needs policy options

SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Option A	?	?	?	?	?	?	0	?	+/-	?	0	?	?	?	?	?	?
Option B	-	--	+/-?	+/-?	-	+/-?	0	+/-?	++	+/-?	0	++/- ?	++/- ?	+/-?	+/-?	+/-?	-
Option C	-?	-?	-?	-?	-?	-?	0	-?	++	-?	0	+/-?	+/-?	-?	-?	-?	-?
Option D	?	?	+/-	?	?	?	0	?	++/-	?	0	?	?	+?	?	?	?

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G.53 Given the specific focus of the policy options that would address the requirement for affordable housing and mix of housing in the District, these groups of policy options are expected to have mostly negligible effects in relation to the SA objectives. Both groups of policy options would help deliver different types of new homes which would help to address specific requirements in the District. As such it is likely that all options considered would have a positive effect in relation to SA objective 9: **housing**.

Description of effects of policy options for meeting affordable housing need in relation to SA objectives

G.54 Option B is a variant of Option A. The positive effect expected for both policy options considered in relation to affordable housing percentage requirements is likely to be significant. Both options considered would reflect the updated overall affordable housing needs of the District (based on Housing Needs Assessment) and as such would be best placed to meet the up to date local requirements for this type of housing. The significant positive effect expected for Option B is likely to be combined with an uncertain minor negative given that setting a specific affordable housing requirement at some larger sites is expected to result in a less flexible policy approach which may adversely affect the viability of some potential housing schemes.

Description of effects of policy options for housing mix in relation to SA objectives

G.55 The four options are not mutually exclusive, with some elements of some options being reflected in others. All four housing mix policy options considered are expected to contribute to an appropriate mix of housing in the District which would help to meet local requirements. Significant positive effects are expected for Options A, B and C given that they would supply a mix of housing informed by the findings of the Housing Needs Assessment. Options A and C would place an emphasis on encouraging an appropriate mix of housing sizes, types

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and tenures, with Option C also requiring specific percentages of mixes of housing on large site allocations only. Option B would set a requirement for a mix of housing at sites of all sizes. Considering that viability issues are more likely to emerge at smaller housing sites, the significant positive effect expected in relation to Option B is uncertain. Extending the requirement to meet a specific mix of housing at individual sites, to include smaller sites may impact the viability of certain schemes. This option would tailor the policy to reflect the ability of different schemes to deliver housing and as such a negative effect has not been recorded against this SA objective. Instead the overall significant positive effect is uncertain dependent upon the specific requirements of the policy. Option D would allocate specific sites for different housing needs. This approach is expected to result in some schemes being potentially unviable considering the specific requirements and potential reduced profitability of affordable housing and care home proposals, etc. However, it could provide options for organisations whose remit is to provide low cost housing such as housing associations and care home providers, and flexibility to allow for self and custom build homes, which is being encouraged by the Government through the NPPF (paragraph 61).

G.56 The approach of allocating different types of uses at separate sites could help to deliver specific uses in locations where accessibility to services and facilities will be strongest. This could help to prevent issues of isolation resulting in relation to potentially vulnerable groups, such as older people. Considering the finite number of site options in the District and that this approach could also present issues of social integration between different groups, the minor positive effect expected for Option D in relation to SA objective 14: **services and facilities** is expected to be combined with an uncertain significant negative effect.

Description of effects of policy options for Gypsy, Traveller and Travelling Showpeople housing needs in relation to SA objectives

G.57 The policy options for meeting Gypsy, Traveller and Travelling Showpeople housing needs in the District are also most likely to directly affect SA objective 9. All options considered would seek to address the needs identified in the updated Gypsy, Traveller and Travelling Showpeople Accommodation Assessment and therefore are expected to have a positive effect in relation to this SA objective. Options B, C and D would be likely to provide more certainty in relation to the delivery of this type of development given that they would allocate land to meet local requirements. Options A and D do not specifically require working with neighbouring authorities to identify any opportunities for meeting requirements to accommodate this type of growth and therefore the positive effects identified are likely to be combined with a minor negative effect.

G.58 Options A and D are expected to provide less certainty in relation to the precise location of new Gypsy, Traveller and Travelling Showpeople development. While it is recognised that Option D could result in development proceeding within the Green Belt, this will be dependent upon whether or not options for housing at such locations are taken forward as part of the Local Plan. The approach to providing housing development in Cannock Chase has been considered separately and included options to allow for housing growth within the Green Belt. However, development for Gypsy, Traveller and Travelling Showpeople accommodation would form only a small proportion of overall housing growth in the District. As such the specific location of development for Gypsy, Traveller and Travelling Showpeople accommodation is uncertain as part of the overall growth to be delivered in the District. As such uncertainty has been identified in relation to many of the remaining SA objectives.

G.59 Requiring the combination of Gypsy, Traveller and Travelling Showpeople accommodation at new large housing sites could help to promote a more

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efficient use of land and the promotion of potential for social interaction and as such an indirect means of helping to address issues of isolation in the District. Minor positive effects are therefore expected in relation to SA objective 3: **previously developed land** and SA objective 14: **services and facilities** for Option D. As development for Gypsy, Traveller and Travelling Showpeople accommodation would be provided at larger housing sites, most of which would proceed at greenfield land, it is recognised that this type of development would contribute to greenfield land take in the District. Therefore the minor positive effect expected in relation to SA objective 3 is likely to be combined with a minor negative effect for Option D.

G.60 In general it is expected that supporting the development of accommodation for Gypsy, Traveller and Travelling Showpeople in the Green Belt would result in adverse impacts in terms of the associated effects of loss of greenfield land and placing residents in locations which are less well related to services and facilities and employment opportunities in the urban areas. While it is recognised that development within the Green Belt would be required to firstly consider sites which are 'previously-developed and/or is well-served by public transport' the mostly undeveloped character of the Green Belt, is expected to result in increased greenfield land take. A negative effect is therefore expected in relation to SA objective 1: **biodiversity and geodiversity**, 2: **pollution**, 3: **previously developed land**, 4: **climate change**, 5: **flooding**, 6: **landscape and townscape**, 8: **sustainable transport**, 10: **education**, 12: **health**, 13: **recreation**, 14: **services and facilities**, 15: **economy**, 16: **town centres** and 17: **historic environment** in relation to Options B and C. The negative effect expected for Option C is minor and uncertain considering that a proportion of growth would be allocated at undefined locations in the Green Belt. Considering that residents within the Green Belt would be likely to be provided with access to recreational opportunities in the surrounding open countryside, the minor negative effect expected in relation to SA objective 12 and 13 is likely to be combined with a minor positive effect. These effects are reflective of the beneficial impacts relating to public health which such an approach is likely to promote.

G.61 Option B would continue the approach of confining the allocation of sites for development of this type to within the 'Area of Search' which has been set

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out in the Local Plan (Part 1). The more specific location for development set out through this option has allowed potential effects in relation to specific sensitive receptors to be identified. A significant negative is expected for this option in relation to SA objective 2: pollution considering that the area would take in Grade 3 agricultural land and could also result in increased levels of traffic making use of the AQMAs which have been declared in the south of the District. The 'Area of Search' takes in land within and around Norton Canes. This means there is potential for sites to be allocated which are well related to services and facilities at this local centre, as well as brownfield sites at the urban edge. As such this approach could reduce the need to travel longer distances for new residents and also result in a reduced requirement for greenfield land take. The minor negative effect expected considering that greenfield which forms part of the open countryside within the Green Belt may be set out for development is likely to be combined with a minor positive effect in relation to SA objectives 3: **previously development land**, 4: **climate change**, 6: **landscape and townscape**, 8: **sustainable transport**, 10: **education**, 14: **services and facilities**, 15: **services and facilities** and 16: **town centres** for these reasons.

G.62 Option B would result in development proceeding within the Green Belt which is likely to include some growth which is in close proximity to existing healthcare services and recreational facilities at Norton Canes. As such new residents may benefit from access to both the wider countryside as well as existing healthcare facilities at the local centre. This approach is still likely to result in some new residents having a limited level of access to healthcare facilities, where Green Belt sites are not in close proximity to the urban area. Furthermore this approach is likely to reduce access to the open countryside within the Green Belt for some residents. While the NPPF requires that development in the Green Belt considers the impact upon the accessibility of remaining Green Belt land, development would still result in loss of the overall area of open countryside which remains undeveloped. Overall a mixed significant positive and minor negative effect is therefore expected for Option B in relation to SA objectives 12: **health** and 13: **recreation**.

Objective 4: Encourage a vibrant local economy and workforce

Strategy for meeting overall employment needs, other employment land, and employment and skills policy options

G.63 This section summarises the SA findings for the first set of policy options set out below objective 4 in the Issues and Options document. Three groups of policy options have been presented in the Issues and Options document to be considered as part of the approach to address objective 4. Considering the high number of policy options considered as part of the approach to meeting this objective is it considered helpful to split the policy option groups between the group which relates to the more strategic issue of addressing the overall employment need in the District and those which relate to more the specific and self-contained issues of policy for addressing the current employment land and its potential loss as well as policy for the economy and skills.

G.64 A number of reasonable alternative policy options were considered in relation to each policy option group for inclusion in the Local Plan. **Table G.9** below presents the potential sustainability effects for the overall employment needs policy options. **Table G.10** which is presented later in this document, contains the potential sustainability effects in relation to the policy options for addressing the current employment land and its potential loss as well as for the economy and skills. The sustainability effects expected for these groups of policy options are described in summary below the relevant tables.

Summary of SA scores for overall employment needs policy options

Strategy for meeting overall employment needs policy options

- **Option A:** Urban areas- use sites already identified for employment developments within the urban areas and explore opportunities for further supply on urban sites.
- **Option B: Rugeley Power Station**
- **Option B1:** Urban Areas and employment-led/mixed use redevelopment of former Rugeley Power Station.
- **Option B2:** Urban Areas and housing-led redevelopment of former Rugeley Power Station.
- **Option C: Green Belt sites**
- **Option C1:** In combination with the options for the Urban Areas and former Rugeley Power Station consider Green Belt sites. Prioritise extensions to Kingswood Lakeside followed by extensions to other existing employment sites.
- **Option C2:** In combination with the options for the Urban Areas and former Rugeley Power Station consider all Green Belt site options across the District with no prioritisation to Kingswood Lakeside.

Table G.9: Summary of SA scores for overall employment needs policy options

SA objective	Option A	Option B1	Option B2	Option C1	Option C2
SA1: Biodiversity and geodiversity	-?	-?	-?	--?	--?
SA2: Pollution	+/-?	+/-?	+/-	+/--	+/--
SA3: Previously developed land	+/-	++/-	++/-	++/--?	+/--?
SA4: Climate Change	+	+/-?	+/-	+?/-?	-?
SA5: Flooding	+/-	+/-	+/-	+/--?	+/--?
SA6: Landscape and townscape	+/-?	+/-?	+/-?	-?	--?
SA7: Waste	0	0	0	0	0
SA8: Sustainable transport	+	+/-?	+/-	+?/-?	-
SA9: Housing	0	0	0	0	0
SA10: Education	+	+	+	+	+
SA11: Crime	0	0	0	0	0
SA12: Health and wellbeing	-?	?	?	-?	-?
SA13: Recreation	-?	?	?	-?	-?

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SA objective	Option A	Option B1	Option B2	Option C1	Option C2
SA14: Services and facilities	0	0	0	0	0
SA15: Economy	+	++?	+	++	++?
SA16: Town centres	+	+?	+	+?	+?
SA17: Historic environment	+/--?	+/--?	+/--?	--?	--?

Description of effects of strategy for meeting overall employment needs in relation to SA objectives

G.65 As previously described in this report it should be noted that the appraisal of the reasonable alternative options considered in relation to the strategy for meeting overall employment needs in the District has focussed mainly on the potential for sustainability effects to occur as a result of delivering new employment land at various locations in Cannock Chase. This is of particular relevance when considering Options B1 and B2 which include either a housing-led or an employment-led/mixed-use approach to redevelopment of Rugeley Power Station. The effects of these options in relation to the strategy for meeting overall housing growth in the District have already been considered in the section on Objective 3 above. The effects for these options in relation to the strategy for employment needs compared to the effects for the strategy for housing needs are expected to be slightly different. Given that the Option A (urban areas) for housing development provides for a greater scale of development than Option A (urban areas) for employment development many of the effects expected for the strategy for housing are likely to be more significant than those identified in relation to the strategy for employment needs (most notably in relation to the need to travel to access services and facilities etc.).

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G.66 Each of the options considered seek to provide a viable strategy to meet the overall employment needs of the District over the plan period. As such a positive effect is expected in relation to SA objective 15: **economy** for each option. All options would deliver new land to help meet employment needs in the District over the plan period. Options A and B2 (which allows for housing-led redevelopment of former Rugeley Power Station) would provide less capacity for further employment land supply beyond the urban area than the other options. As such the positive effect expected in relation to SA objective 15 for these options is likely to be minor. All other options involve the delivery of land at other locations which would support the provision of new employment land over the current 25ha urban supply. Therefore a significant positive effect has been identified in relation to SA objective 15 for options other than Options A and B2. As Option B1 and C2 would provide a high proportion of employment development at locations where access for many residents in the District is reduced or will be dependent in part upon the incorporation of new/improved sustainable transport links (particularly when compared with urban locations), the significant positive effect identified for these options is uncertain. Considering the existing employment uses of the sites at Kingswood Lakeside at which much of the new development would be prioritised through Option C1, new employees may have the potential to benefit from commuting patterns already in place. As such uncertainty is less likely to apply in relation to access to many of the sites included as part of this option.

G.67 The provision of new employment land in the District to meet local requirements is likely to help to encourage inward investment and result in improved opportunities for training and apprenticeships. Therefore all options are likely to result in a minor positive effect in relation to SA objective 10: **education**. As all options would support a certain proportion of employment growth within the urban areas which are within close proximity to town centre locations, employees may be encouraged to travel to these locations during breaks and outside of working hours. A minor positive effect is therefore also expected in relation to SA objective 16: **town centres** for all options. As Options A and B2 would support the provision of higher proportions of employment growth within the urban areas of the District the minor positive effect expected for these options is likely to be most certain.

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G.68 Each option will likely require a degree of greenfield land take, considering the finite supply of brownfield sites in the District. Therefore each option is likely to have a negative effect in relation to SA objective 3: **previously developed land**. Options B1 and B2 would result in the redevelopment of the Rugeley Power Station site and therefore the minor negative effect is likely to be combined with a significant positive effect. It is recognised that the northern portion of land at this location is currently open space, however this area comprises a smaller portion of the overall site. Given that Options C1 and C2 would consider Green Belt sites for development, it is likely that development at the urban areas where brownfield land is likely to be more prevalent, would be reduced. Furthermore the mostly undeveloped character of the Green Belt is likely to result in higher levels of greenfield land take resulting through these options. As such a significant negative effect is likely in relation to SA objective 3 for these options. As Option C1 would give priority to the extension of Kingswood Lakeside within the Green Belt followed by extensions to other existing employment sites there is potential for more efficient use of land to be achieved. As such the combined positive effect recorded in relation to this SA objective is significant for Option C1. Furthermore as development within the Green Belt is to be considerate of the principles of the NPPF which requires that “land which has been previously-developed and/or is well-served by public transport” is to be considered first to accommodate new growth the overall effect for these two options is uncertain.

G.69 The resultant development of larger areas of greenfield land through Options C1 and C2 may also have the effect of resulting in the loss of a large amount of soils of higher agricultural value. As such a significant negative effect is expected in relation to SA objective 2: **pollution** for these options. Green Belt locations to be considered for development through Option C1 would firstly take in land at Kingswood Lakeside which partially lies on Grade 3 agricultural land followed by other existing employment sites including Watling Business Park which also includes areas of Grade 3 agricultural land. Option 3 is likely to result in employment development being distributed to these areas as well as other employment sites with no priority for Kingswood Lakeside sites. Both options may also increase the length of journeys which are required to be made to employment opportunities in the District when compared to providing employment development within the existing urban area. This is likely to result

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in increased levels of air pollution. Focussing employment development within the Green Belt around the area of Kingswood Lakeside and other established employment areas (Option C1) could potentially exacerbate air quality issues within the AQMAs in the south of the District along the A5. However, considering the level of employment development already provided at Kingswood Lakeside in particular and other sites (such as Watling Business Park), new development at these locations could potentially benefit from established patterns of travel which have already been built up. Opportunities for car sharing and strengthening of sustainable transport links already in place may therefore emerge. Option C2 would include a level of employment development at these locations, meaning that there is also potential for this option to exacerbate existing air quality issues within the AQMAs along the A5. By distributing development to a higher number of locations Option C2 would be less likely to build upon existing commuting patterns in the District. Furthermore, locations to the north of Hednesford which may be included through Option C2 lie within a Source Protection Zone and therefore development at this location also has the potential to contribute to water quality issues in the District.

G.70 Providing for employment growth in the Green Belt is expected to have adverse impacts in terms of surface water flood risk given that the area of impermeable surfaces would be increased in the District as a result of a higher level of greenfield land take. Employment development supported through Option C1 would prioritise the areas around Kingswood Lakeside which may place some new development within areas of Flood Zone 2 and 3, which is likely to compound any increase in surface water flood risk which might result. A significant negative effect is therefore expected in relation SA objective 5: **flooding** for Options C1 and C2. This effect would be combined with a minor positive effect considering that a level of growth could occur at brownfield sites where the incorporation of appropriate measures (such as new green infrastructure and SuDS) could help to limit any potential increase in flood risk. Considering that Options A, B1 and B2 would result in less development within the Green Belt and greater potential for redevelopment of brownfield land within the urban area and at the Rugeley Power Station, the overall effect expected for these options is mixed minor positive and minor negative.

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G.71 It recognised that new development within the Green Belt may occur at brownfield sites (as supported by the approach of the NPPF at paragraph 137) and that impacts will ultimately be dependent upon the design of new development which comes forward. However, it is generally expected that development at locations within the Green Belt is likely to be to the detriment of the undeveloped and open character of the countryside. A negative effect is therefore expected for Options C1 and C2 in relation to SA objective 6: **landscape**. The negative effect expected for Option C2 is likely to be significant given that it would potentially include development at locations within and in close proximity to the sensitive landscape of the Cannock Chase AONB. This would include areas to the north of Hednesford and at Cannock Wood. The redevelopment of brownfield sites which could be achieved at urban locations and the Rugeley Power Station site, most notably through Options A, B1 and B2 is likely to result in a minor positive effect in relation to SA objective 6. Opportunities for the enhancement of the townscape and development which is sensitive to landscape character may emerge where regeneration proceeds at such locations. New employment growth of a substantial scale, however, still poses potential adverse impacts in relation to landscape character in the District, and therefore the minor positive effect expected for Options A, B1 and B2 is likely to be combined with a minor negative effect.

G.72 The loss of greenfield land associated with Green Belt development is likely to have a similar range of effects in terms of the established character and the setting of heritage assets in the District. However, it is expected that all options would result in the development of substantial amounts of greenfield land. Furthermore Options A, B1 and B2 would direct a larger proportion of employment growth to the urban areas of the District within which the highest concentrations of known heritage assets are found. Therefore all options considered are expected to have a significant negative effect in relation to SA objective 17: **historic environment**. Regeneration of brownfield land may allow for opportunities to better reveal the settings of heritage assets and therefore the significant negative effect expected in relation to Options A, B1 and B2 is likely to be combined with a minor positive effect.

G.73 In addition to the general adverse impact greenfield take is likely to have in terms of habitat provision and connectivity, allowing for growth within the

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Green Belt has the potential to adversely impact a number of biodiversity designations. This includes Cannock Chase SAC and SSSI and Chasewater and the Southern Staffordshire Coalfield Heaths SSSI for Options C1 and C2 as well as potentially Cannock Extension Canal SAC and SSSI for Option C1 which would support development at Watling Business Park after Kingswood Lakeside. As such a potentially significant negative effect is expected in relation to SA objective 1: **biodiversity and geodiversity** for Options C1 and C2, depending upon mitigation. Options A, B1 and B2 would present reduced potential for greenfield land take and furthermore are less likely to result in adverse impacts on the European designated sites in the District. Therefore, the negative effect expected in relation to SA objective 1 is likely to be minor.

G.74 It is expected that providing employment growth within the Green Belt would reduce the potential for modal shift in the District considering that many residents (particularly those within the urban areas) would be required to travel longer distances to access these locations. As such a negative effect is expected in relation to SA objective 8: **sustainable transport** for Options C1 and C2. The effect is minor given that these locations may benefit from access to existing sustainable transport links in line with the principles of the NPPF which supports the consideration of areas which benefit from these links, for development first. The minor negative effect expected for Option C1 is combined with an uncertain minor positive effect considering that focussing employment development around the area of Kingswood Lakeside and other existing employment areas, where high levels of employment uses are currently provided, would mean that employees could potentially benefit from established patterns of travel which have already been built up. This could help to limit the potential for a significant increase in private car use for commuting in the District by offering opportunities for car sharing and strengthening of sustainable transport links already in place at these locations. Option A would provide a higher proportion of new growth within the urban area which is likely to result in short commuting distances for resident which may help to encourage modal shift. Therefore, a minor positive effect is expected in relation to this SA objective for Option A. Encouraging modal shift in the District is likely to be beneficial in terms of limiting an increase in greenhouse gas emissions and therefore similar effects are expected for SA objective 4: **climate change** for these options. Only Option C2 is expected to have a minor negative effect alone

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in relation to climate change given that it allows for employment development at Green Belt locations without focussing on Kingswood Lakeside where established patterns of travel might otherwise be of benefit to employees. This option would be more likely to deliver a high level of employment growth at Cannock Wood which is not as accessible to many residents within the urban areas of the District. This area is not located along the strategic road network in the District.

G.75 Impacts on health and recreation are likely to follow a similar pattern as those already identified, as they will be dependent upon how land take to support employment growth impacts opportunities for physical activity in the District. As Options A, C1 and C2 would result in development potentially occurring at open space within the urban area or within accessible areas of the countryside at the Green Belt a minor negative effect is expected in relation to SA objectives 12: **health** and 13: **recreation** for these options. The effects expected in relation to these SA objectives for Options B1 and B2 are uncertain. Through both options a relatively high level of growth could be accommodated at the Rugeley Power Station site which could result in a lower proportion of growth within the urban areas. While it is recognised that this land currently contains an area of open space to the north which may be lost to development, this area comprises a smaller portion of the site and furthermore this approach to employment growth in Cannock Chase could help reduce pressures to develop other areas of open space in the District.

Summary of SA scores for other employment land and the economy and skills policy options

Other employment land policy options

- **Option A:** Alongside preferred option for District wide strategy, continue with criteria based policy to loss of employment sites. Continue support for redevelopment of existing sites in the Green Belt and continue to

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specify criteria for considering out of town office developments, reflecting local circumstances.

- **Option B:** Alongside preferred option for District wide strategy, allocate existing employment areas to be protected and do not allocate those that have potential for reallocation for any protection. Continue support for redevelopment of existing sites in the Green Belt and continue to specify criteria for considering out of town office developments, reflecting local circumstances.

Economy and skills policy options

- **Option A:** Update current Local Plan Policy CP9 in order to ensure the Local Plan continues to set out a clear economic vision for the District.
- **Option B:** In combination with Option A, set out specific requirements from developments.

Table G.10: Summary of SA scores for other employment land policy options

SA objective	Option A	Option B
SA1: Biodiversity and geodiversity	0	0
SA2: Pollution	+?	+?
SA3: Previously developed land	+	+/-
SA4: Climate Change	+?	+?
SA5: Flooding	0	0
SA6: Landscape and townscape	0	0
SA7: Waste	+	+/-

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SA objective	Option A	Option B
SA8: Sustainable transport	+?	+?
SA9: Housing	0	0
SA10: Education	0	0
SA11: Crime	0	0
SA12: Health and wellbeing	0	0
SA13: Recreation	0	0
SA14: Services and facilities	0	0
SA15: Economy	++	++
SA16: Town centres	+/-?	+/-?
SA17: Historic environment	0	0

Description of effects of policy options considered for other employment land and skills and economy in relation to SA objectives

G.76 All options considered for both groups of policy options are expected to have the most significant effects in terms of local employment opportunities and economic growth. These options would seek to influence these issues by providing policy which addresses the potential loss of employment land in Cannock Chase and by setting the local economic vision.

G.77 Option A relating other employment land in the District would benefit the local economy by protecting and regenerating existing employment sites depending on circumstances considered on a site by site basis. As it would not

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provide the added certainty of allocating existing employment areas to be protected as Option B would, the significant positive effect expected in relation to SA objective 15: **economy** for Option A is uncertain. Both options considered for the policy approach to economy and skills would update the approach of current Policy CP9 which gives priority to employment uses that would add value to and restructure the local economy. The approach of Option B would set specific requirements from developments in the District. While this approach is likely to help provide more certainty in terms of the delivery of infrastructure required to support economic growth in the District, dependent upon the specific requirements of the policy an overly onerous approach may result in adverse impacts in terms of the rate of the delivery of new economic growth. As such the significant positive effect expected in relation to SA objective 15 for Option B is likely to be combined with an uncertain minor negative effect.

G.78 It is expected that both policy groups considered would have a positive effect in relation to SA objective 3: **previously developed land**. Option A relating to other employment land in the District would support the redevelopment of existing sites in the Green Belt as appropriate, therefore potentially allowing for re-use of suitable brownfield locations. Option B would support the redevelopment of certain sites within the Green Belt but would allocate existing employment areas unless they have potential for reallocation. As such this option would allow for the potential redevelopment and re-use of some existing employment sites but would provide reduced flexibility over the plan period if local circumstances were to change. The minor positive effect expected for Option B in relation to SA objective 3 is therefore likely to be combined with a minor negative effect. Both options relating to the economy and skills policy approach would update current Local Plan Policy CP9. This policy is supportive of appropriately located live/work units to support increased employment opportunities. This mix of use is seen as an efficient use of land in the District.

G.79 The delivery of live/work units is likely to help reduce reliance on journeys made by private vehicle in the District considering the potentially reduced need to travel for residents at this type of development. As such a minor positive effect is expected in relation to SA objectives 2: **pollution**, 4: **climate change**

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and 8: **sustainable transport** for both options considered which relate to the economy and skills policy approach. Both options considered in relation to the approach to other employment land in the District would continue to specify criteria against which development at out of centre locations would be considered. These criteria are to reflect local circumstances and as such are likely to include consideration of accessibility by more sustainable modes of transport. An uncertain minor positive effect is therefore expected in relation to SA objective 8, as well as SA objectives 2 and 4 considering the potential beneficial impacts modal shift is likely to result in with regards to limiting impacts on air quality and reducing greenhouse gas emissions.

G.80 The update of current Policy CP9 through both options considered for the policy approach to economy and skills would continue to be supportive of the delivery of sustainable transport links as a key measure to support employment opportunities. The current policy is also supportive of appropriate local training and skills initiative in order to enhance the District's overall education offer. The policy is furthermore supportive of development which would deliver well-designed buildings and spaces with safe pedestrian routes which is expected to help reduce the potential for crime and also development which would include measures for associated social infrastructure. As such both options considered are expected to have a minor positive effect in relation to SA objectives 8: **sustainable transport**, 10: **education**, 11: **crime** and 14: **services and facilities**.

G.81 Proposals which contribute positively to the visitor economy and the long term sustainability and vitality of the rural economy are supported by the current policy. However, these types of developments are to be compliant with national Green Belt policy and other Core Strategy Policies. As such it is not expected that this approach would result in significant land take at rural locations which might otherwise have the potential to have undue impact in relation to landscape character and biodiversity. The current policy approach also requires that tourism related development as part of the Hatherton Branch Canal restoration should be supported only where significant adverse impacts on the functions and ecology of the wider canal network in the District can be avoided and therefore a minor positive effect is expected for both options in relation to SA objective 1: **biodiversity and geodiversity**.

G.82 Only the options considered for the policy approach to other employment land are expected to have effects in relation to SA objectives 7: **waste** and 16: **town centres**. As Option A may help to encourage the redevelopment of existing sites within the Green Belt, sustainable re-use of existing materials on site may result and therefore a minor positive effect is expected in relation to SA objective 7. Option B is likely to promote an efficient use of previously developed land based on current circumstances in the District, considering that those existing employment sites with potential for redevelopment would not be protected through allocation. However, this option is less likely to support redevelopment of this type in future if local circumstances were to change. Therefore, the minor positive effect expected in relation to SA objective 7 is likely to be combined with an uncertain minor negative effect. As both policy options would require out of town centre development to meet specific criteria, which is likely to include consideration for impact on town centre locations, they are likely to provide a level of protection in terms of securing town centre vitality and viability. However, allowing for a level of growth at locations which are out of centre is likely to have some adverse impact on footfall and the potential for investment at the town centre locations of the District. As such the minor positive effect expected in relation to SA objective 16 for both options is likely to be combined with an uncertain minor negative effect, dependent partly upon how the policy and criteria it contains are enforced.

Objective 5: Encourage sustainable transport infrastructure

Sustainable transport policy options

G.83 This section summarises the SA findings for the policy options set out below objective 5 in the Issues and Options document. Only one group of policy options relating to promotion of the sustainable transport network has been included to support the achievement of this objective.

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G.84 Three reasonable alternative policy options were considered in relation to the policy approach to promoting sustainable transport in the Local Plan, as shown in **Table G.11** below. The potential sustainability effects are described below the table.

Sustainable transport policy options

- **Option A:** Update existing Policy CP10 to ensure the most up to date situation is reflected, retaining the current sub-themes (Rail, Roads, Walking, Cycling, Taxi Ranks and Servicing) and adding in strategic references to opportunities from canals / the canal network (including towpaths), lorry parking and electric vehicle charging for example
- **Option B:** As per Option A but with the addition of standards for parking, access and servicing, lorry parking and electric vehicle charging set in Local Plan Policy
- **Option C:** As per Option A but with standards for parking, access and servicing, lorry parking and electric vehicle charging being set in a supplementary planning document

Table G.11: Summary of SA scores for policy options for Local Plan objective 5

SA objective	Option A	Option B	Option C
SA1: Biodiversity and geodiversity	0	0	0
SA2: Pollution	+	+++?	++
SA3: Previously developed land	0	0	0
SA4: Climate Change	+?	+++?	++

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SA objective	Option A	Option B	Option C
SA5: Flooding	0	0	0
SA6: Landscape and townscape	0	0	0
SA7: Waste	0	0	0
SA8: Sustainable transport	+	++?	++
SA9: Housing	0	0	0
SA10: Education	0	0	0
SA11: Crime	0	0	0
SA12: Health and wellbeing	+	+	+
SA13: Recreation	0	0	0
SA14: Services and facilities	+	+	+
SA15: Economy	+	+	+
SA16: Town centres	+	+	+
SA17: Historic environment	0	0	0

Description of effects of policy options for sustainable transport in relation to SA objectives

G.85 All three options are relatively narrow in their focus and seek to achieve the successful promotion and functioning of sustainable transport in Cannock Chase. As such these options are expected to have a negligible effect in

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relation to many of the SA objectives against which they have been considered. Options B and C are variants of Option A, so the effects of Option A follow through in the appraisal of the other two options. With respect to Options B and C, there is some uncertainty because the effects would depend upon the standards that are set. The SA assumes that standards would be set that would encourage the use of sustainable modes of transport rather than car use.

G.86 Considering the overall thrust of each option, it is expected that the most direct impact would be in relation to SA objective 8: **sustainable transport**. It is expected that updating current policy relating to sustainable transport in the District to reflect the current local situation and include strategic references to opportunities for sustainable transport improvements (as per Option A) would help to encourage modal shift. In comparison to Options B and C, the policy context set out through Option A would be less onerous in terms of setting standards which might help to promote sustainable transport in the District. As such the positive effect expected in relation to SA objective 8 for Option A is likely to be minor, while the positive effect in relation to this SA objective for Options B and C is likely to be significant. While Option B would allow for more detail relating to sustainable transport requirements to be included through Development Management policies this approach would be less responsive in terms of addressing the fast pace of technological change. The significant positive effect for Option B is therefore uncertain. Option C would provide more flexibility to update requirements in response to change by including detailed standards in SPD and therefore a more certain significant positive is expected in relation to SA objective 8.

G.87 It is likely that increasing the potential for modal shift in the District would be of benefit in terms of limiting the potential for climate change and air pollution. Similar effects to those recorded for SA objective 8, are therefore expected for each option in relation to SA objective 2: **pollution** and SA objective 4: **climate change**.

G.88 It is also expected that the promotion of modal shift (which is likely to result in more trips being made by active modes of transport), that each option would help to encourage in Cannock Chase would have indirect beneficial

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effects in terms of improving the level of physical activity residents are likely to achieve, the accessibility of essential services and facilities as well as town centre locations. The update of Policy CP10 is likely to continue the approach of requiring contributions to be sought to support key road infrastructure improvements in the District. This is expected to help maintain the District as an area which is attractive to those looking to invest in business. Minor positive effects are therefore expected in relation to SA objective 12: **health**, 14: **services and facilities**, 15: **economy** and 16: **town centres**.

Objective 6: Create attractive town centres

Town centre policy options

G.89 This section summarises the SA findings for the policy options set out below objective 6 in the Issues and Options document. Only one group of policy options relating to the creation of attractive town centres has been included to support the achievement of this objective.

G.90 Four reasonable alternative policy options were considered in relation to the policy approach to town centres in the Local Plan, as shown in **Table G.12** below. The potential sustainability effects are described below the table.

Summary of SA scores for policy options for Local Plan objective 6

Town centre policy options

- **Option A:** Retain the existing centres hierarchy as set out in Policy CP11 with some minor updates to wording ensure the policy is up to date, and

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set clear town centre boundaries and development quanta where appropriate based on an updated evidence base.

- **Option B:** As per Option A, but introduce a local policy on local thresholds which would trigger the need for an impact test for town centre uses which are proposed in out of town locations.
- **Option C:** Produce separate Area Action Plans (AAPs) for the larger town centres, including the retention and updating of the adopted Rugeley AAP and the continued pursuance of the emerging AAP for Cannock Town Centre.
- **Option D:** Support the preparation of local policy and guidance to direct investment to centres / town centres via a range of means as most appropriate to the local context e.g. Masterplan, prospectus, Supplementary Planning Documents, Neighbourhood Plan etc.

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Table G.12: Summary of SA scores for policy options for Local Plan objective 6

SA objective	Option A	Option B	Option C	Option D
SA1: Biodiversity and geodiversity	0	0	0	0
SA2: Pollution	+/-	+	+?	+?
SA3: Previously developed land	0	0	0	0
SA4: Climate Change	+/-	+	+?	+?
SA5: Flooding	0	0	0	0
SA6: Landscape and townscape	0	0	0	0
SA7: Waste	0	0	0	0
SA8: Sustainable transport	+/-	+	+?	+?
SA9: Housing	0	0	0	0
SA10: Education	0	0	0	0
SA11: Crime	0	0	0	0

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SA objective	Option A	Option B	Option C	Option D
SA12: Health and wellbeing	0	0	0	0
SA13: Recreation	0	0	0	0
SA14: Services and facilities	0	0	0	0
SA15: Economy	0	0	0	0
SA16: Town centres	++/-	++	++/-?	++?
SA17: Historic environment	0	0	0	0

Description of effects of policy options for town centres in relation to SA objectives

G.91 The town centre policy options considered are expected to have mostly negligible effects in relation to SA objectives against which they have been appraised. While each option provides an approach to addressing town centre development to help ensure that the policy approach is up to date, none of the options considered currently set out a specific development quanta to be delivered at these locations. Impacts in relation to potentially sensitive environmental and historic environment receptors are therefore negligible.

G.92 Each option would set policy to guide development at town centres and development which is likely to impact the vitality and viability of town centre locations in the District. As such the most direct impacts are expected for each option in relation to SA objective 16: **town centres**. A significant positive effect is expected in relation to this SA objective for all options. Considering the

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differing approaches to achieving the protection of the town centres in Cannock Chase it is likely mixed overall effects may result for Options A and C. Option A is likely to directly help encourage the regeneration of town centre locations in the District by helping to support an appropriate level of growth at these locations. It would, however, fail to set out locally specific thresholds for town centre uses above which an impact assessment would be required. As such the significant positive effect expected is likely to be combined with a minor negative effect. The significant positive effect expected in relation to this SA objective for Option C is also likely to be combined with a minor negative effect. It is expected that the production of AAPs for town centres in the District would provide a clear framework for investing in and regenerating Rugeley and Cannock. This approach would however provide less flexibility in terms of responding to the changes in the town centre/retail economy which can be fast paced at times and can be influenced by changes relating to the impact of on-line shopping, for example. Option D would result in a similar approach to Option C but would seek to guide investment through a range of means as most appropriate to the local context and as such would provide more flexibility to respond to local changes. Uncertainty is however attached to the significant positive effect expected given that the effect will be dependent upon which approach is taken forward for each of the local centre locations.

G.93 Given that the town centre locations are those which are most accessible sustainable transport in the District, it is considered likely that protecting and enhancing the vitality and viability of these locations would help to promote modal shift in the District. The promotion of modal shift in the District is likely to have the added benefit of reducing the potential for impacts on local air quality and limiting greenhouse gas emissions. Option A is not expected to be particularly onerous in terms of policy requirements which would be applicable when assessing proposals for out of town centre development. Conversely to Option B it would not introduce a local policy on local thresholds which would result in a requirement for an impact test for town centre uses at out of town centre locations. Furthermore it would not provide the clear framework for investing in and regenerating town centres which Options C and D would. As such more outside of town centre development may come forward in the District and therefore Option A may result more journeys being made by private vehicle. A mixed minor positive and minor negative effect is therefore expected

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in relation to SA objectives 2: **pollution**, 4: **climate change** and 8: **sustainable transport** for this option. It is expected that Options B, C and D would have a minor positive effect in relation to these SA objectives. For the reasons previously outlined these options would provide policy which could result in less development proposals coming forward at out of town centre locations. Option B would provide most certainty as to avoid this potential adverse impact given that it would introduce a local policy on local thresholds for development of this type. As Options C and D would not include this requirement the minor positive effect for this SA objective is uncertain.

Objective 7: Provide well managed and appreciated environments

Biodiversity and geodiversity, Cannock Chase SAC, landscape character and Cannock Chase AONB, and historic environment policy options

G.94 This section summarises the SA findings for policy options set out below Objective 7 in the Issues and Options document. Four groups of policy options are presented in the Issues and Options document to be considered as part of the approach to address objective 7. Considering the high number of policy options considered as part of the approach to meeting this objective it is considered helpful to split the policy option groups between those which relate specifically to the protection of biodiversity in the District and those which relate to the protection of the wider natural and built environments.

G.95 A number of reasonable alternative policy options were considered in relation to each policy option group for inclusion in the Local Plan. **Table G.13** overleaf presents the potential sustainability effects for the biodiversity and geodiversity policy options and the Cannock Chase SAC policy options. This

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section summarises the SA findings for the preferred policy directions set out below Strategic Objective 4 in the Preferred Options Local Plan.

G.96 Table G.15 which is presented later in the document, contains the potential sustainability effects in relation to the policy options for the landscape and historic environment. The sustainability effects expected for these groups of policy options are described in summary below the relevant tables.

Summary of SA scores for biodiversity and geodiversity policy options and Cannock Chase SAC policy options

Biodiversity and geodiversity policy options

- **Option A:** Update existing Policy CP12: biodiversity and geodiversity which sets out the Council's approach to ensuring the District's biodiversity assets will be protected, conserved and enhanced. The policy follows national policy and guidance and makes reference to supporting key local strategies and plans. It highlights key local assets which should be protected, conserved and enhanced. It sets out criteria based policies to aid decision making
- **Option B:** As above but also introducing a new policy for Cannock Extension Canal Special Area of Conservation (SAC)

Cannock Chase SAC policy options

- **Option A:** Update the Cannock Chase SAC Policy CP13 as necessary to reflect the updated evidence

Table G.13: Summary of SA scores for biodiversity and geodiversity policy options

SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Option A	++/-?	0	0	+	+	0	0	0	-?	0	0	0	0	0	0	0	0
Option B	++	0	0	+	+	0	0	0	-?	0	0	0	0	0	0	0	0

Table G.14: Summary of SA scores for Cannock Chase SAC policy options

SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Option A	++	+	0	+	0	++	0	+	-?	+	0	+	+	0	0	0	0

Description of effects of policy options considered for biodiversity and geodiversity, and the Cannock Chase SAC in relation to SA objectives

G.97 These policy option groups seek to protect biodiversity and geodiversity in the District with specific consideration given to the Cannock Extension Canal SAC and Cannock Chase SAC in particular.

G.98 It is expected that all options considered across both policy option groups would have a significant positive effect in relation to SA objective 1: biodiversity and geodiversity. The options considered seek to directly address this SA objective. Both biodiversity and geodiversity policy options would update the policy position in the District in relation to the conservation and enhancement of biodiversity and geodiversity assets to reflect new national policy and the most current local context. Option A considered for the Cannock Chase SAC would update policy to be in line with the habitats regulations and is to ensure no harm arises to the SAC. It is likely, however, that failure to include a new policy for Cannock Extension Canal SAC, through Option A for the biodiversity and geodiversity policy options would fail to take the opportunity to specifically address ecological concerns at the SAC. A minor negative effect is therefore expected in combination in relation to SA objective 1 for this option.

G.99 All of the options across these two policy option groups are likely to make certain areas of the District less acceptable in terms of accommodating new housing development. It is unlikely that these policies would mean that local housing need would not be met in Cannock Chase, considering the high number of sites which may come forward for allocation. However, setting out policy which is more onerous in terms of protecting habitats and requiring measures to promote habitat may make certain residential proposals undeliverable and therefore an uncertain minor negative effect is expected in relation to SA objective 9: housing for each option.

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G.100 Both options considered for the biodiversity and geodiversity policy are likely to have a minor positive effect in relation to SA objective 4: climate change and 5: flooding. Both policy options would result in Policy CP12 of the current Local Plan being updated and would be likely to consider the support that this policy continues for the incorporation of green design via site layout. This approach would include features such as sustainable drainage systems, green roofs and small scale green infrastructure. It is likely that these measures would help to promote adaptation to climate change as well as reducing flood risk in the District.

G.101 The policy option considered to address the Cannock Chase SAC would update current Policy CP13. This policy is supportive of measures to encourage sustainable travel as part of delivering mitigation which will prevent adverse effects on the SAC. It also promotes the delivery of new or financial contribution to Suitable Alternative Natural Green Space (SANGS) where appropriate to support new developments. It is noted that support for SANGS may be superseded by an update of the policy however any update is expected to include reference to the implementation of Strategic Access Management and Monitoring (SAMM) measures which mitigate for the impact of increased visitors in the SAC. These measures are likely to help encourage modal shift to the benefit of air quality and greenhouse gas emissions in Cannock Chase. Opportunities for recreation and improvement in public health may also result through any incorporation of new open space. A minor positive effect is therefore expected in relation to SA objectives 2: **pollution**, 4: **climate change**, 8: **sustainable transport**, 12: **health** and 13: **recreation**.

G.102 Policy CP13 (which is to be updated through the policy option considered in relation to the protection of the Cannock Chase SAC) is currently supportive of measures to provide education and raise awareness in relation to the SAC. It is likely that the update of the policy would be reflective of similar requirements and therefore a minor positive is also expected in relation to SA objective 10: **education**.

Summary of SA scores for landscape character and Cannock Chase AONB policy options, and historic environment policy options

Landscape character and Cannock Chase Area of Outstanding Natural Beauty (AONB) policy options

- **Option A:** Retain current policy wording with minor amendments to update and reflect the most up to date evidence base and national policy context if applicable
- **Option B:** Include detailed criteria in policy for assessing suitability of different types of application, including retaining the current criteria for extensions/replacement buildings in the Green Belt
- **Option C:** Retain current policy wording (with minor modifications to update) and provide further elaboration if required via an updated design SPD

Historic environment policy options

- **Option A:** Expand existing Policy CP15 to embrace the historic environment as a catalyst for positive regeneration with referenced links to related policy areas and any updates to the evidence base
- **Option B:** As above but also to add more specific reference to particular local heritage opportunities in town centres, canals and collieries and former mineral railway lines to help bring new life into town centres and historic commercial buildings, consider other regeneration/leisure opportunities and enhance the footway/cycleway network. This more specific reference to heritage opportunities could also refer in generic terms to the (forthcoming) Heritage Impact Assessment evidence to provide guidance for managing change at allocated sites

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- **Option C:** As above but incorporating a District-wide Interpretation Strategy policy framework

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Table G.15: Summary of SA scores for landscape character and Cannock Chase AONB policy options

SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Option A	+	0	+	0	0	++	0	+	-	0	0	+	+	0	0	0	0
Option B	+	0	++?	0	0	++	0	+	--?	0	0	+	+	0	0	0	0
Option C	+	0	+	0	0	++	0	+	-	0	0	+	+	0	0	0	0

Table G.16: Summary of SA scores for historic environment policy options

SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
Option A	+	0	+	0	0	++	0	0	-	0	0	0	0	0	+	+	+
Option B	+	0	++	0	0	++	0	+	+?/-	0	0	+	+	0	+	++?	++
Option C	++?	0	+++?	0	0	++	0	0	-	0	0	0	0	0	+	+	+++?

Description of effects of policy options considered for landscape character and the historic environment in relation to SA objectives

G.103 The two groups of policy options considered directly seek to protect, conserve and enhance the natural landscape and built historic environment of Cannock Chase. As such the most significant effects are expected for all options considered in relation to SA objective 6: **landscape and townscape** and SA objective 17: **historic environment**. All options considered in relation to landscape would provide an update to current policy (Policy CP14) which requires that all development is considerate of landscape character in order to protect and conserve locally distinctive qualities, rural openness and sense of place. Similarly the options considered in relation to the historic environment would update Policy CP15 in the current Local Plan which requires that new development is sensitive to and inspired by their context and should add value to the existing historic environment, landscape and townscape character. It is expected that all options considered would have a significant positive effect in relation to SA objective 6, while only the options relating to the historic environment would have a significant positive effect in relation to SA objective 17.

G.104 It is also expected that providing protection for the historic environment in the District may help to promote the town centre locations as destinations for residents, which is likely to help ensure their vitality and viability. As each policy option for the historic environment would seek to update Policy CP15, the requirement to focus development and regeneration around existing historic urban areas is likely to be maintained through planning policy. Option B would also allow for the update to this policy but would allow for more specific reference to particular local heritage opportunities in town centres and locations to help promote the regeneration of these areas. It is expected that this approach would have a significant positive effect in relation to SA objective 16: **town centres**. The beneficial impact that the remaining options are likely to have in terms of focussing regeneration towards town centre locations is likely to result

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in a minor positive effect in relation to SA objective 16. The current policy is also seeks to maximise the benefits of heritage-led regeneration as opportunities arise and therefore each option considered in relation to the historic environment is likely to have a minor positive effect in relation to SA objective 15: **economy**.

G.105 As Option B would include support for regeneration/leisure opportunities and enhancement of the footway/cycleway network in the policy text this option is also expected to help provide additional opportunities for residents to partake of walking and cycling as leisure activities. A minor positive effect is therefore expected in relation to this option for SA objectives 8: **sustainable transport**, 12: **health** and 13: **recreation**. As the current policy in the Local Plan does not directly relate to these issues a negligible effect has been recorded for Options A and C. Each of the options considered in relation to the protection of landscape character in the District would update Policy CP14 in the current Local Plan which is currently supportive of development which would create connections to existing rights of way networks. This policy also provides support for development which would enhance access to high quality open spaces or development which would protect or enhance green infrastructure. A minor positive effect is therefore expected for each option in relation to SA objectives 8, 12 and 13.

G.106 The protection the options considered relating to landscape character would give in terms of open space in Cannock Chase may help to guide new growth to areas of brownfield land. Furthermore, current policy which would be updated through each option currently sets out support for the reuse and adaption of existing buildings that will make a positive contribution to their landscape setting. A minor positive effect is therefore likely for each option in relation to SA objective 3: **previously developed land**. Positive effects are also expected in relation to the options considered for the historic environment given that the current policy approach seeks to maintain an appropriate balance between conservation, alongside sympathetic reuse and adaption of buildings in the District. The positive effect is likely to be significant for Options B and C. Option B would include more specific reference to particular local heritage opportunities in the policy text which is likely to help promote suitable reuse and regeneration at these locations. Option C would also elaborate upon local

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heritage opportunities but in a more generic rather than site specific manner meaning the significant positive effect is uncertain.

G.107 As both policy options groups would build on the current relevant policy in the Local Plan (Policies CP14 and CP15 respectively) a minor positive effect is also expected for all options in relation to SA objective 1: **biodiversity and geodiversity**. Policy CP14 is supportive of development which would allow for opportunities for restoring, strengthening and enhancing distinctive landscape features including those which may be benefit in terms of habitat provision and wider connectivity in the District. A similarly positive effect is expected for the options considered to address the historic environment given that Policy CP15 sets out the requirement to make provision for the retention of protected species prior to the commencement of works on heritage assets in the District.

G.108 Each of the options considered in relation to landscape character and the historic environment are likely to result in certain parts of the District being less suitable for development in planning terms. They are also likely to place further requirements on developers in terms of mitigation. As such negative effects are expected in terms of housing delivery in the District, although these effects are uncertain given that suitable sites to meet local housing need are still likely to be identified. A significant negative effect is expected in relation to SA objective 9: housing for Option B relating to landscape character. It is expected that providing more detailed criteria in the policy which relate to assessing suitability of different types of application would place further requirements on developers and make therefore discourage applications for housing which might otherwise be considered viable. As Option B for the historic environment may identify specific local heritage opportunity sites, which may allow for an element of housing development the minor negative effect expected in relation to SA objective is likely to be combined with a minor positive effect.

Objective 8: Support a Greener Future

Greener future policy options

G.109 This section summarises the SA findings for the policy options set out below Objective 8 in the Issues and Options document. Only one group of policy options relating to helping to promote a greener future in the District has been included to support the achievement of this objective.

G.110 Three reasonable alternative policy options were considered in relation to the policy approach to supporting a greener future in the District through the Local Plan, as shown in **Table G.17** below. The potential sustainability effects are described below the table.

Summary of SA scores for policy options for Local Plan objective 8

Greener future policy options

- **Option A:** Update current Local Plan (Part 1) Policy CP16 to reflect up to date evidence base work. Include reference to potential role of canal network in contributing to low carbon technologies and surface water drainage; measures to protect 'controlled waters'; matters to consider in relation to regulated sites; such as waste processing facilities, reflecting the 'agent of change' principle. Enhance links to the role of green/blue infrastructure in supporting a green future.
- **Option B:** In combination with Option A, continue current policy approach of encouraging sustainable construction standards, but not requiring them.
- **Option C:** In combination with Option A, require developments to meet specific building standards, including sustainable construction standards

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such as water efficiency, energy efficiency, low carbon/renewable technologies and include in local plan policy.

Table G.17: Summary of SA scores for policy options for Local Plan objective 8

SA Objective	Option A	Option B	Option C
SA1: Biodiversity and geodiversity	+	+	+
SA2: Pollution	++	++	++
SA3: Previously developed land	+	+	+
SA4: Climate Change	+	+++?	++
SA5: Flooding	++	++	++
SA6: Landscape and townscape	+	+/-	+/-
SA7: Waste	+	+++?	++
SA8: Sustainable transport	+	++	++
SA9: Housing	+	+++?	++/-?
SA10: Education	0	0	0
SA11: Crime	0	+	+
SA12: Health and wellbeing	+	+	+
SA13: Recreation	+	+	+

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SA Objective	Option A	Option B	Option C
SA14: Services and facilities	+	++	++
SA15: Economy	+	+	+
SA16: Town centres	+	+	+
SA17: Historic environment	+	+/-	+/-

Description of effects of policy options for achieving a green future in relation to SA objectives

G.111 Each option considered would result in the continuation of the current policy approach of the Local Plan as updated in light of the current evidence base. This policy seeks to help reduce adverse impacts relating to climate change and resource use.

G.112 Policy CP16 of the Local Plan (Part 1) seeks to promote initiatives and development which reduce or mitigate all forms of pollution appropriately, as well as those which account for both current and future potential levels of flood risk. As such it is expected that all three options would have a Significant positive effect in relation to SA objectives 2: **pollution** and 5: **flooding**.

G.113 Each option would also support the enhancement of the role of green/blue infrastructure in the District which is expected to have a range of beneficial impacts in the District. This approach is likely to help be supportive of habitat creation and connectivity. As such a minor positive effect is expected in relation to SA objective 1: **biodiversity and geodiversity** for each option. The wider support for the enhancement of the role of green/blue infrastructure combined with the current policy support for sustainable transport infrastructure and the creation of attractive town centres is likely to help protect and ensure access to open spaces and facilities for leisure and recreation as well as the

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role of town centres in the District. As such a minor positive effect is expected in relation SA objective 12: **health**, 13: **recreation** and 16: **town centres** for each of the three options.

G.114 The current policy in the Local Plan (Part 1) also seeks to promote initiatives and development that use land and building assets sustainably and therefore a minor positive effect is expected for all options in relation to SA objective 3: **previously developed land**. As this policy states that for large scale renewable and low carbon energy schemes, positive consideration will be given to proposals recognising their potential wider social, economic and environmental benefits it is likely that all of the options which would update the policy to reflect current circumstances have potential to encourage inward investment in the District. A minor positive effect is therefore expected in relation to SA 15: **economy**.

G.115 It is likely that setting out encouragement for or the requirement for sustainable construction standards through an updated Design SPD or in policy in the Local Plan, as per Options B and C respectively, could have additional sustainability benefits. These approaches would also require developers to meet a more onerous set of standards through new proposals for development. As such significant positive effects are expected in relation to SA objectives 4: **climate change**, 7: **waste**, 8: **sustainable transport** and 14: **services and facilities** for these two options. In addition to the further benefit effects sustainable construction standards could have in relation to the incorporation of more sustainable construction materials and resource use, Options B and C would update the Design SPD which currently sets out that a design and access statement is required to accompany major applications. This approach is likely to improve the connectivity of sites by sustainable mode of transport and is also expected to help limit the potential for development to have adverse impacts on the wider transport network. The significant positive effect expected for Options B and C in relation to SA objectives 4 and 7 is uncertain given that sustainable construction standards would be encouraged but not expressly required through this option.

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G.116 The update of Policy CP16 is expected to help to encourage the achievement of the standards similar to the Code for Sustainable Homes and BREEAM at residential development. This policy is likely to help support the delivery of high quality of housing in the District. Therefore a positive effect is expected in relation to SA objective 9: **housing** for each option considered. The positive effect is expected to be significant for Options B and C as a revised SPD is expected to further encourage the introduction of a range of and high quality of new residential development as set out in the current SPD. Option C would be more onerous in terms of requiring developments to meet specific building standards and as such would provide less flexibility for developers to address standards which might otherwise be encouraged through the policy context. The significant positive effect expected for Option C is therefore combined with a minor negative effect given that it might result in certain proposals for residential development becoming unviable in Cannock Chase.

G.117 As all options would support the incorporation of green infrastructure and landscaping at new development in the District, they are likely to help protect the existing landscape character and distinctiveness of the District. A minor positive effect has therefore been recorded for all options in relation to SA objectives 6: **landscape and townscape** and 17: **historic environment**. A minor negative effect is combined with this positive effect for Options B and C. These options would seek to either encourage or require the use of sustainable construction standards, such as energy efficiency improvements and low carbon/renewable energy technologies. It is expected that the incorporation of these types of measures may adversely impact upon the established character of the District.

References

- 1 GL Hearn and Wood (February 2018) The Greater Birmingham HMA Strategic Growth Study

Report produced by LUC

Report produced by LUC

Bristol

12th Floor, Colston Tower, Colston Street, Bristol BS1 4XE
0117 929 1997
bristol@landuse.co.uk

Edinburgh

Atholl Exchange, 6 Canning Street, Edinburgh EH3 8EG
0131 202 1616
edinburgh@landuse.co.uk

Glasgow

37 Otago Street, Glasgow G12 8JJ
0141 334 9595
glasgow@landuse.co.uk

London

250 Waterloo Road, London SE1 8RD
020 7383 5784
london@landuse.co.uk

Manchester

6th Floor, 55 King Street, Manchester M2 4LQ
0161 537 5960
manchester@landuse.co.uk

landuse.co.uk

Landscape Design / Strategic Planning & Assessment
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