



Integrated Impact Assessment: Cannock Chase Local Plan Preferred Options

Sustainability Appraisal Report incorporating
Health Impact Assessment

Cannock Chase District Council

Final report

Prepared by LUC

March 2021

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Contents

Chapter 1 **6** Introduction

Context for the Cannock Chase Local Plan	6
The Local Plan	7
Sustainability Appraisal and Strategic Environmental Assessment	8
Habitats Regulations Assessment	9
Health Impact Assessment	10
Equalities Impact Assessment	11
Structure of this report	11

Chapter 2 **18** Methodology

Stage A: Scoping	21
SA Stage B: Developing and refining options and assessing effects	29
SA Stage C: Preparing the Sustainability Appraisal report	35
SA Stage D: Consultation on Local Plan and this SA Report	36
SA Stage E: Monitoring implementation of the Local Plan	36
Appraisal methodology	36
Difficulties encountered	40

Chapter 3 **42** Sustainability context for development in Cannock Chase

Review of Plans, Policies and Programmes	42
Relationship between the Cannock Chase Local Plan and other plans and programmes	44

Contents

Environmental, social and economic objectives relevant to the Cannock Chase Local Plan	47
Key sustainability issues	59
Chapter 4	69
Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan	
Residential sites	72
Employment Sites	112
Mixed use sites	126
Chapter 5	147
Sustainability appraisal findings for the policies in the Preferred Options Local Plan	
Local Plan Vision and objectives	148
Cumulative effects	239
Cumulative effects of the Local Plan with other plans	265
Recommendations	279
Chapter 6	284
Monitoring	
Chapter 7	289
Conclusions	
Next Steps	293

Contents

References

295

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 and (HIA) and Equalities Impact Assessment (EqIA), of the new Cannock Chase Local Plan.

1.2 This IIA report relates to the Preferred Option version of the Local Plan (March 2021) 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 the Cannock Chase Area of Outstanding Natural Beauty (AONB). 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, which comprises 16 authorities that work together across geographic boundaries and sectors seeking to develop the West Midlands economy. The 16 authorities include constituent local authorities (Birmingham, Coventry, Dudley, Sandwell, Solihull, Walsall, Wolverhampton) and non-constituent local authorities (Cannock Chase, North Warwickshire, Nuneaton and Bedworth, Redditch, Rugby, Shropshire, Stratford-upon-Avon, Tamworth, Telford & Wrekin). 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 SA Report. Consultation responses received in relation to these documents have been considered and used to inform the Preferred Options version of the Local Plan which this SA 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. The Council can commission consultants to undertake HRA work on its behalf and this (the work documented in separate HRA reports) 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 Planning Practice Guidance (PPG) [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 has been prepared, and screening for likely significant effects of the Local Plan has been undertaken in relation to the preferred options now set out in the 2021 Local Plan Preferred Options document. While the HRA has been reported on separately to the SA, the findings have been taken into account in the SA 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: Preferred Options (February 2021). 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

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 to 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 to 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. It also provides an overview of the sites selected for allocation. Chapter 4 and Chapter 5 and Appendix H provide information about the site and policy options that are set out in the Preferred Options document. Detailed information about the reasons for selecting or rejecting site options will be included in the next iteration of the SA Report.
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 will be prepared to accompany the SA Report for the Regulation 19 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 2018 and August 2018 and consultation on the SA Report for the Local Plan Issues and Options was undertaken between May and July 2019.
 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 is being undertaken for all iterations of the plan. The Cannock Chase Local Plan Issues and Options consultation took place between May and July 2019 with an accompanying SA Report and the current Preferred Options 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.

1.19 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 and Allocations in the Preferred Options Local Plan summarises the SA findings for the preferred site allocations in the Local Plan and reasonable alternatives.
- Chapter 5: Sustainability Appraisal findings for the Preferred Options Local Plan summarises the SA findings for the policies included in the Preferred Options Local Plan, and also describes the cumulative effects of the whole Preferred Options Local Plan, including the allocated sites, 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 and sets out the recommendations for further policy updates that could help to mitigate negative effects or strengthen positive effects recorded.
- 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 findings from the SA of the Preferred Options version of the Local Plan and describes the next steps to be undertaken.

1.20 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 and SA of the Issues and 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 both Issues and Options and Preferred Options stages).
- Appendix E presents the detailed SA matrices for the site options (including those that are included for allocation) at the Preferred Option stage.
- Appendix F presents the summary of SA findings for the site options at the Issues and Options stage.
- Appendix G presents the summary of SA findings for the policy options at the Issues and Options stage.
- Appendix H presents a record of the sites considered for inclusion in the plan at both the Issues and Options stage and the Preferred Options stage.

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, 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 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 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 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 again reviewed during the preparation of the SA Scoping Report for the new Local Plan review work in June 2018. No further changes to the SA framework, however, 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 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 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 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 SA Report; these have been summarised in Appendix G of this SA Report.

Preferred Options (2021)

2.21 The Council has now produced the Preferred Options Local Plan, which includes more detailed draft policies. These have been subject to SA and the findings are presented in Chapter 5 of this SA Report.

Identification and appraisal of site options

Issues & Options (2019)

2.22 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.

2.23 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 Local Plan Review consultation the main criteria were if the site had been recently promoted by a landowner/developer and the site 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 Review Issues and Options consultation in 2019 which has been used to sift sites further as the plan progresses to Preferred Options.

2.24 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).

2.25 With regards to identifying employment site options for the Local Plan, sites that are well under construction were also 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 as 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 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 B class employment use.

2.26 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.

2.27 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.

2.28 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 potentially other 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.

2.29 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 SA Report and have been summarised in Appendix F of this report.

Preferred Options (2021)

2.30 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.

2.31 The Preferred Options Document recognises the contribution made by its small sites in policy SO3.1 and includes 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.

2.32 In order to establish the level of potential supply of housing land within our existing settlements a development capacity study has been undertaken. This

identified a shortfall in the number of homes which could potentially be delivered 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 capacity would 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 best performing shortlist. Sites which 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. The strategic housing and employment allocations included within the Preferred Options document are the sites which following detailed site assessment and evaluation provide the most sustainable options that will deliver the spatial strategy based on the evidence available.

SA Stage C: Preparing the Sustainability Appraisal report

2.33 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, draft policies and site allocations 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.).

2.34 It should be noted that this SA Report is not the formal SA Report required under Regulation 12 of the SEA Regulations 2004. The formal SA Report will be published at a later stage alongside the Proposed Submission version of the Local Plan in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

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

2.35 Cannock Chase Council is inviting comments on the Local Plan: Preferred Options and this SA Report. Both documents are being published on the Council's website for consultation in spring 2021.

2.36 Appendix A presents the consultation comments that were received in relation to the SA Scoping Report and the SA Report for the Local Plan: Issues and Options and explains how they have been addressed. Information about the consultation responses received in relation to this SA Report and how they have been addressed will be provided in the next iteration of the SA Report to be prepared.

SA Stage E: Monitoring implementation of the Local Plan

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

Appraisal methodology

2.38 The reasonable alternative policy and site options for the Local Plan and the preferred policies and site allocations in the Preferred Options 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.

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).
--/+	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).

2.39 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.).

2.40 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.

2.41 The SA findings for the Local Plan site allocations and reasonable alternatives are described in Chapter 4 and the SA effects for the whole Local Plan Preferred Options (i.e. draft policies and site allocations within them) are described in Chapter 5.

Assumptions applied during the SA

2.42 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.

2.43 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 6]**) 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.

2.44 The appraisal of SA objective 17: historic environment for all sites at the Preferred Options stage has been informed by the heritage impact assessment

work commissioned by the Council [See reference 7] to inform 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 has been prepared since the SA Report for Issues and Options Local Plan and considered the potential heritage impacts of 453 sites from the SHLAA 2018 and ELAA 2020.

2.45 The first stage of the 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 site 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.

2.46 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.

2.47 The effects recorded through the heritage impact assessment have been drawn upon for each site option to inform the effects presented in the SA in relation to SA objective 17.

Difficulties encountered

2.48 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 were available or were 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 data sets. 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.

- Some of the data which is available at the national and district level is based on the reporting of 2011 census. This data allows for comparisons to be made between the district and national performance in relation to number of indicators, however it recognised that data is now relatively old, and that a new national census is underway. It also does not enable any implications of the COVID-19 pandemic to be ascertained.
- 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 assets, 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. A small number of amendments have been made to the

policy review since it was originally presented in the Scoping Report in order to reflect comments received during the consultation for the SA Scoping Report and the SA Report for the Issues and Options Local Plan. 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:

- **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. Relevant EU legislation has still been referred to in this report but will be removed as and when UK legislation is amended.
- **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, notably progress in developing a vaccine to combat the disease. 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.
- **Planning for the Future White Paper** – The August 2020 consultation sets out proposals for the reform of the planning system in England, covering plan-making, development management, development contributions, and other related policy proposals. Potential implications include reducing the period of a Local Plan period to 10 years; a move towards a zonal planning system with areas of England allocated as either Growth Areas;

Renewal Areas or Protected Area; and the abolition of Community Infrastructure Levy (CIL) and Section 106.

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 by 2030 at the latest.

3.6 Consultation is also currently being undertaken by the government to seek views on draft revisions to the National Planning Policy Framework (NPPF). The updates being consulted upon reflect policy changes in response to the Building Better Building Beautiful Commission “Living with Beauty” report. The government is also currently considering the Environmental Bill which will make the provision of at least 10% biodiversity net gain at developments mandatory.

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

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

3.8 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.

3.9 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

3.10 Cannock Chase District Council has adopted, or is in the process of preparing, a number of Supplementary Planning Documents (SPDs) including the adopted Design SPD, an adopted Developer Contributions and Housing Choices SPD 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

3.11 Hednesford Neighbourhood Plan was adopted in November 2018 and now forms part of the development plan for the District. Four further Neighbourhood Plans are currently in the process of being prepared within the District (Brereton and Ravenhill, Norton Canes, Cannock Wood and Rugeley), and other such plans are also underway in neighbouring districts/boroughs. These 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.

AONB Management Plan

3.12 Cannock Chase AONB Management Plan 2019–2024 was published in April 2019 by the Cannock Chase AONB Partnership, which is led by a Joint Committee of local authorities in whose area the AONB falls. The Management Plan is focussed on meeting the purposes of the AONB: 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

3.13 Throughout the preparation of the Local Plan and the SA process, consideration will be given to the local plans 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 8] and the Plan for Stafford Borough: Part 2 (2017) [See reference 9]; and to the west South Staffordshire Local Plan (comprising the Core Strategy (2012) [See reference 10] and the Site Allocations document (2018) [See reference 11]. Lichfield borders the District to the east and the Local Plan Strategy (2015) [See reference 12] 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 13]. Walsall also borders the 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 14] with the other Black Country Authorities of Wolverhampton, Sandwell and Dudley. A Black Country Local Plan review is currently underway with Issues and Options having been consulted on in 2017 and work currently being undertaken to prepare a Draft Plan for Consultation (Regulation 18).

3.14 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 15] 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 16]. 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.

3.15 The District also forms part of the Stoke-on-Trent and Staffordshire LEP. The SEP (2018) [See reference 17] 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 18] 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

3.16 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

3.17 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.

3.18 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which 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

3.19 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 National Planning Policy Framework in 2018 (as updated in February 2019) which is supported by the online Planning Practice Guidance (PPG) [See reference 19] 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.”

3.20 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.

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

3.22 The Government is also setting out goals for managing and improving the environment within the next 25 years within its environment plan [See [reference 20](#)]. The document seeks to influence planning at a local level and therefore will be relevant to the scope of the SA 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

3.23 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 and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing.”

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

3.25 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 be expected at least 10% of new provision to be delivered for affordable home ownership subject to conditions and exemptions.

3.26 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.

3.27 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.

3.28 The document also promotes a theme of enhancing healthy and safe communities which is to be achieved by creating places which “promote social interaction (and) enable and support healthy lifestyles.”

3.29 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;
- 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.”

3.30 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 has in terms of 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”.

3.31 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.

3.32 A Green Future: Our 25 Year Plan to Improve the Environment sets out goals for improving the environment over the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. The document identifies six key areas upon which action will be focused. Those of relevance to the topics of population growth, health and wellbeing are using and managing land sustainably; and connecting people with the environment to improve health and wellbeing. These two key areas are of relevance to the emerging Local Plan review as follows:

- Using and managing land sustainably:
 - Embed an 'environmental net gain' principle for development, including housing and infrastructure.
- Connecting people with the environment to improve health and wellbeing:
 - Help people improve their health and wellbeing by using green spaces including through mental health services.
 - Encourage children to be close to nature, in and out of school, with particular focus on disadvantaged areas.
 - 'Green' our towns and cities by creating green infrastructure and planting one million urban trees.
 - Make 2019 a year of action for the environment, working with Step Up To Serve and other partners to help children and young people from all backgrounds to engage with nature and improve the environment.

Economy

3.33 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.”

3.34 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.”

3.35 Planning policies are also required specifically to 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

3.36 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

3.37 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.

3.38 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

3.39 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.”

3.40 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”.

3.41 A Green Future: Our 25 Year Plan to Improve the Environment [See [reference 21](#)]: Of the key areas in the document around which action will be focused, those of relevance in terms of the protection of air, land and water quality are using and managing land sustainably; recovering nature and enhancing the beauty of landscapes; and increasing resource efficiency, and reducing pollution and waste. The three key areas of relevance to the emerging Local Plan review are as follows:

- Using and managing land sustainably:
 - Embed a ‘net environmental gain’ principle for development, including natural capital benefits to improved and water quality.
 - Protect best agricultural land.
 - Improve soil health, and restore and protect peatlands.
- Recovering nature and enhancing the beauty of landscapes:
 - Respect nature by using our water more sustainably.
- Increasing resource efficiency and reducing pollution and waste:

- Reduce pollution by tackling air pollution in our Clean Air Strategy and reduce the impact of chemicals.

Climate Change Adaptation and Mitigation

3.42 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.

3.43 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.”

3.44 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”.

3.45 A Green Future: Our 25 Year Plan to Improve the Environment [**See reference 22**]: The key areas in the document of relevance in terms of responding to climate change are using and managing land sustainably; and protecting and improving our global environment. Actions that will be taken as part of these two key areas are as follows:

- Using and managing land sustainably:
 - Take action to reduce the risk of harm from flooding and coastal erosion including greater use of natural flood management solutions.

- Protecting and improving our global environment:
 - Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.

Biodiversity

3.46 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.”

3.47 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”.

3.48 A Green Future: Our 25 Year Plan to Improve the Environment [**See reference 23**]: The key areas in the document of relevance in terms of the protection and promotion of biodiversity are recovering nature and enhancing the beauty of landscapes; securing clean, productive and biologically diverse seas and oceans; and protecting and improving our global environment. Actions that will be taken as part of these three key areas are as follows:

- Recovering nature and enhancing the beauty of landscapes:
 - Develop a Nature Recovery Network to protect and restore wildlife, and provide opportunities to re-introduce species that have been lost from the countryside.

- Securing clean, healthy, productive and biologically diverse seas and oceans:
 - Achieve a good environmental status of the UK's seas while allowing marine industries to thrive, and complete our economically coherent network of well-managed marine protected areas.
- Protecting and improving our global environment:
 - Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.
 - Support and protect international forests and sustainable agriculture.

Historic Environment

3.49 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.

3.50 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

3.51 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.

3.52 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.”

3.53 A Green Future: Our 25 Year Plan to Improve the Environment [**See reference 24**]: The key area in the document of relevance in terms of the conservation and enhancement of landscape character is recovering nature and enhancing the beauty of landscapes. Actions that will be taken as part of this key area are as follows:

- Working with AONB authorities to deliver environmental enhancements.
- Identifying opportunities for environmental enhancement of all England’s Natural Character Areas, and monitoring indicators of landscape character and quality.

3.54 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.

3.55 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. As with the review of relevant plans, policies and programmes, a small number of amendments have been made to the baseline information since it was originally presented in the Scoping Report in order to reflect comments received during the Scoping consultation. The updated baseline information is presented in Appendix C.

Key sustainability issues

3.56 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 and this SA Report to reflect the updated baseline information.

3.57 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 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 6.0 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. There is currently a shortfall of 3ha of available employment land in Cannock Chase over the remainder of the plan period against the Local Plan (Part 1) target of 88ha.

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.

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. The chemical status of rivers within Cannock is ‘poor’ for a large proportion of the District.

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, Risings 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 SA 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 AONB which is under pressure from development.

Likely Evolution without the Local Plan:

- The adopted Local Plan (Part 1) already includes a specific policy seeking to protect landscape character and the Cannock chase AONB (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 the AONB 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:

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 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. 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

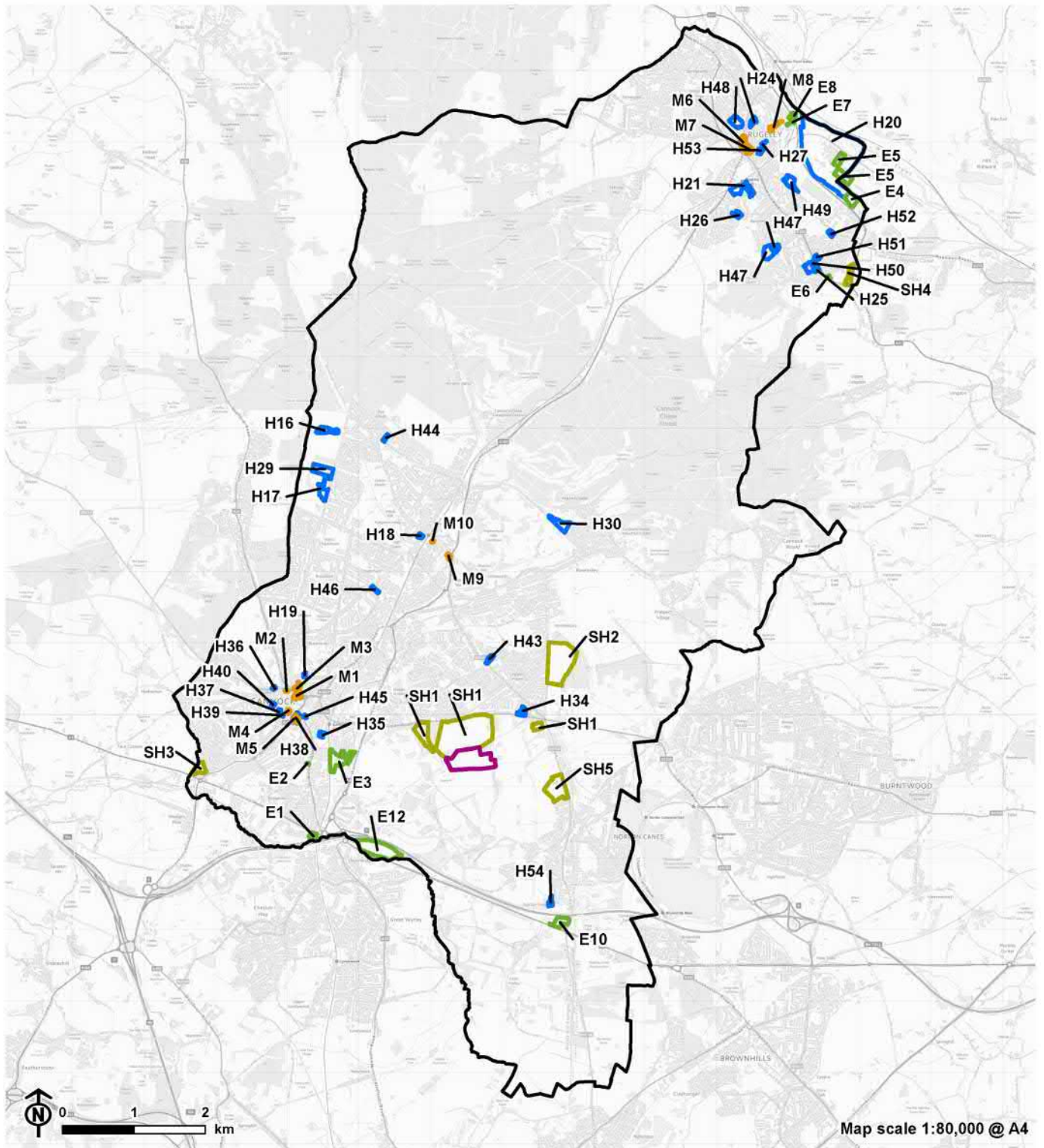
Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

4.1 This chapter presents the SA findings for the sites that were considered by the Council for allocation in the Local Plan at the Preferred Options stage. The SA findings for the sites considered at the Issues and Options stage are summarised in Appendix G. Details of the sites considered at both stages are summarised in Appendix H which also details the sites which are allocated for development and their proposed uses.

4.2 Four types of sites have been appraised:

- Residential sites.
- Employment sites.
- Mixed use sites.
- Green space and recreation sites.

4.3 The locations of sites included in the Preferred Options document for allocation in the District (including land to be safeguarded for the delivery of a country park in association with the large strategic site allocations at South of Lichfield Road, Cannock) are shown in Figure 4.1 below.



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CB:CB EB:Willshear_R LUC FIG2_1_10350_IJA_AllocatedSites_A4P_labels 17/03/2021
Source: CDC

Figure 4.1: Local Plan allocated sites

- Cannock Chase District boundary
- Residential allocation
- Strategic housing allocation
- Town Centre Redevelopment Area (Mixed use allocation)
- Employment allocation
- Land safeguarded for delivery of country park (alongside allocations at South of Lichfield Road)

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

4.4 The SA findings for each group of site options are summarised below. For all sites the reference included relates to their Strategic Housing Land Availability Assessment (SHLAA) or Employment Land Availability Assessment (ELAA) reference number. 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 (i.e. sites C116(a), C116(c), C511 and R127) have been appraised as options at the Preferred Options stage for both residential and mixed use development. Therefore, site references for these sites appear in tables (Table 4.1 to Table 4.3 and Table 4.5) which summarise the potential effects of both of these site types.

4.5 It should also be noted that all sites have been assessed on the assumption that no mitigation measures are in place at this stage. Potential mitigation of effects identified may come from the requirements of the Local Plan policies as they are drafted in more detail, and would also depend upon the detailed proposals that come forward from developers at planning application stage.

4.6 A number of sites have been granted planning consent. These sites have also been appraised with consideration for the baseline condition i.e. without consideration for any mitigation which might be set out through design or planning conditions. This allows a consistent approach to the appraisal of sites the Council is considering for allocation through the Local Plan.

Residential sites

4.7 The SA findings for the residential sites and those allocated are summarised in Table 4.1, Table 4.2 and Table 4.3 below. A total of 117 residential sites have been subject to SA at the Preferred Options stage. All 37 that are proposed for allocation are included and shown with an asterisk. The site reference included in the Local Plan Preferred Options is also detailed for the allocated sites.

4.8 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. Given the distribution of development in the plan area, which 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.

4.9 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 sites 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*/H46	-?	+	+	0	0	0?	+	+	++	+	0	+	++	++	0	0	0?
C63*/H18	-?	+/-?	+	0	0	0?	+	++	++	+++?	0	+	++	++	0	0	0?
C64*/H30	--?	-	--	0	-	--?	0	+	++	+	0	+	++/-?	-	0	0	0?
C81*/H34	-?	--	--	0	-	0?	0	+	++	+	0	+	+++?	+	0	0	0?
C84*/SH2 (part)	-?	--	--	0	-	-?	0	0	++	+	0	-	+++?	+	0	0	-?
C85	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	0	++	-?
C86*/H38	-?	--?/+	+	0	0	0?	+	++	++	+	0	++	++	++	0	++	--?
C113(c) Pt2	-?	--?	--	0	-	--?	0	+	++	+	0	-	++	++	0	0	0?
C113(f)*H17	-?	--?	--	0	-	--?	0	+	++	+++?	0	-	++	++	0	0	0?
C113(g)*H16	-?	--?	--	0	-	--?	0	+	++	+	0	-	++	++	0	0	0?
C115	-?	--/+	+	0	0	-?	+	+	++	+	0	-	++	+	0	0	0?
C116(a)	-?	--?	--	0	-	0?	0	+	++	+++?	0	+	+++/-?	+	0	0	--?
C116(a), C489 and C352*/SH1	-?	--?	--	0	-	-?	0	+	++	+++?	0	+	+++/-?	+	0	0	--?
C116(b)	-?	--?	--	0	-	0?	0	+	++	+++?	0	-	+++/-?	+	0	0	0?
C116(c)	-?	--?	--	0	-	-?	0	+	++	+	0	+	+++/-?	+	0	0	0?
C118	-?	--?	--	0	-	--?	0	+	++	+++?	0	-	++/-?	++	0	0	0?
C120	-?	+	+	0	0	--?	+	0	++	+	0	+	++	++	0	0	--?
C121*/SH3	-?	--/+	+	0	0	0?	+	0	++	+	0	-	++/-?	++	0	0	-?
C122b	-?	+	+	0	0	--?	+	+	++	-?	0	-	++/-?	-	0	0	0?
C127	-?	--/+	+	0	0	0?	+	++	++	+	0	-	++	++	--	0	0?

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options 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
C136	-?	-?	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	0?
C137	--?	-?	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	--?
C152*/H39	-?	+	+	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*/H35	-?	-	-	0	-	0?	0	++	++	+++?	0	+	++	++	0	0	0?
C220(a)	-?	+	+	0	0	0?	+	+	++	+++?	0	-	++	++	--	0	0?
C220(b)	-?	+/-?	+	0	0	0?	+	+	++	+++?	0	+	++	++	--	0	0?
C222a	-?	--/+	+	0	0	0?	+	+	++	+	0	-	++	+	0	0	0?
C237*/H44	--?	+/-?	+	0	0	--?	+	+	++	+	0	-	++	++	0	0	0?
C264	--?	--	--	0	-	--?	0	0	++	+++?	0	+	+++/-?	+	0	0	0?
C264(a)	-?	--	--	0	-	-?	0	0	++	+	0	-	++	+	0	0	0?
C264(b)	-?	--	--	0	-	-?	0	0	++	-?	0	+	+++?	+	0	0	0?
C264(c)	--?	--	--	0	-	-?	0	0	++	-?	0	+	+++?	+	0	0	-?
C264(d)	--?	--	--	0	-	--?	0	0	++	+	0	+	+++/-?	+	0	0	0?
C264(e)	-?	--	--	0	-	--?	0	0	++	-?	0	+	+++?	+	0	0	0?
C265	--?	--	--	0	-	--?	0	0	++	+++?	0	-	+++/-?	-	0	0	0?
C279*/SH2 (part)	--?	--	--	0	-	-?	0	+	++	+	0	-	++	+	0	0	0?
C309	-?	+	+	0	0	0?	+	0	++	-?	0	-	++	++	--	0	0?
C323	-?	--/+	+	0	0	0?	+	+	++	+	0	-	++	+	--	0	0?
C342	--?	-?	--	0	-	--?	0	++	++	+++?	0	-	+++?	++	0	0	0?

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options 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
C352	-?	--	-	0	-	-?	0	+	++	-?	0	-	++/-?	+	0	0	0?
C373	--?	-?	--	0	-	--?	0	0	++	-?	0	-	++/-?	-	0	0	--?
C375(a) and (b)	-?	--?	--	0	-	--?	0	+	++	-?	0	-	++/-?	++	0	0	0?
C376	-?	-	-	0	-	--?	0	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	--?
C422(b)*/H19	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	--	++	0?
C433	-?	-	--	0	-	--?	0	+	++	+	0	-	++	++	0	0	0?
C467	-?	-	-	0	-	--?	0	-	++	-?	0	-	++	--	0	0	0?
C488*/H29	-?	--?	--	0	-	--?	0	+	++	+++?	0	-	++	++	0	0	0?
C489	-?	--?	--	0	-	-?	0	+	++	-?	0	-	++/-?	+	0	0	0?
C498*/H45	-?	--?/+	+	0	0	0?	+	++	++	+	0	++	++	++	0	++	-?
C507*/H40	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	0	++	-?
C509*/H36	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	0	++	-?
C510*/H37	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	0	++	0?
C511 Part of CE46	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	0	++	-?
C521*/H43	-?	--/+	+	0	0	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*/H54	-?	--?	-	0	-	-?	0	+	++	-?	0	-	++	+?	0	0	0?
N3(b)	--?	--	-	0	-	-?	0	+	++	+?	0	-	++	+?	0	0	0?
N13a	-?	--?	--	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*/SH5	-?	--	--	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?
N68	-?	--?	-	0	-	-?	0	-	++	-?	0	-	++	--	0	0	0?
N73	-?	--?	--	0	-	-?	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
N74	--?	--	--	0	-	-?	0	+	++	+++?	0	-	+++?	+	0	0	0?
N75	--?	--?	--	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*/H48	-?	+	++	0	0	--?	+	++	++	+++?	0	+	++/-?	++	0	0	0?
R16*/H21	-?	-?	--	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)*/H49	-?	+	+	0	0	0?	+	++	++	+	0	-	++/-?	++	0	0	0?
R22*/H52	-?	+	+	0	0	0?	+	+	++	+	0	+	++	++	--	0	0?
R23*/H25	-?	+	+	0	0	--?	+	+	++	+	0	+	++	+	0	0	--?
R25*/H50	-?	+/-	+	0	0	--?	+	+	++	+	0	+	++/-?	+	0	0	-?
R28	-?	-	--	0	-	--?	0	+	++	+	0	-	+++/-?	+	0	0	0?
R29	-?	-	-	0	-	--?	0	+	++	+	0	-	++	+	0	0	0?
R32*/SH4	-?	-	-	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	--?

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options 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
R43(a)	-?	+	++	0	0	--?	+	++	++	+	0	+	++	+	--	0	0?
R43(b)	-?	+	+	0	0	--?	+	++	++	+	0	+	++	+	--	0	0?
R43 (a) and R43(b)*/H47	-?	+	++	0	0	--?	+	++	++	+	0	+	++	+	--	0	0?
R43(c, d, e, f, g)	-?	+	+	0	0	--?	+	+	++	+	0	+	++	+	--	0	0?
R43(h)	-?	+	+	0	0	--?	+	+	++	+	0	+	++	+	--	0	0?
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*/H20	-?	+/-?	++	0	0	0?	+	+	++	++/-?	0	-	++/-?	++	--	0	0?
R139*/H27	-?	+	+	0	0	0?	+	++	++	+	0	+	++	++	0	0	--?
R145/RE19*/H24	-?	+	+	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*/H53	-?	+	+	0	0	0?	+	++	++	+	0	+	++	++	0	0	0?
R194*/H26	-?	+/-?	+	0	0	--?	+	++	++	+++?	0	+	++/-?	++	0	0	0?
R208*/H51	-?	+/-	+	0	0	--?	+	+	++	+	0	+	++/-?	+	0	0	0?

Cannock, Hednesford and Heath Hayes

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

4.10 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.

4.11 Of the 61 residential sites considered at Cannock, Hednesford and Heath Hayes, twelve (of which C64/H30, C237/H44 and C279/SH2 (part) are allocated) 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.

4.12 All of the allocated sites were found in the HRA to have potential for significant effects on the Cannock Chase SAC and Cannock Extension Canal SAC due to either physical loss of habitat, air pollution, recreation pressure/urban impacts and/or changes in water quantity/quality associated with new residential development. However, through the appropriate assessment stage of the HRA, it was found that sufficient policy safeguards are

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

included in the Local Plan to conclude there will be no adverse effects on the integrity of any European sites, as a result of physical habitat loss or changes in water quantity/quality, either alone or in combination with other plans or projects. For recreation pressure and air pollution effects (which could arise from all of the allocated sites in combination) the HRA has not yet been able to conclude no adverse effects on integrity of the two SACs due to insufficient evidence being available at this stage. It is anticipated that this evidence will be available to inform the Regulation 19 Local Plan policies and HRA conclusions.

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

4.13 Twenty-nine sites (of which 11 are allocated) 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 19 sites (of which C63/H18, C64/H30, C177/H35 and C237/H44 are allocated) 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.

4.14 For the sites which are identified as having a significant or minor negative effect, 11 (of which six are allocated) 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. The 11 remaining sites (of which C17/H46, C422(b)/H19, C507/H40, C509/H36 and C510/H37 are allocated) 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

4.15 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. Twenty-three residential sites (of which 12 are allocated) 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).

4.16 Thirty-eight 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 (25, of which eight are allocated) 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

4.17 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

4.18 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.

4.19 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.

4.20 Thirty-eight sites (nine of which are allocated) 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 25 sites (of which 13 are allocated) 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

4.21 A total of 28 (five of which are allocated) of the residential sites considered in the Cannock, Hednesford and Heath Hayes area are located either within or within close proximity (1km) to the AONB 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.

4.22 An additional 10 sites (of which C84/SH2 (part), C116(a) and C489 and C352/SH1, C279/SH2 (part) are allocated) 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 23 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

4.23 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.

4.24 Twenty-three sites (of which 12 are allocated) were identified as having a potential minor positive effect on SA objective 7: waste, as they are located on brownfield land. The remaining 38 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

4.25 How well connected sites are to services, facilities and employment opportunities by sustainable modes of transport will affect the extent to which

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

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.

4.26 Fourteen 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. Nine of these sites are proposed for allocation. A further 25 sites (of which nine are allocated) 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 (of which nine are allocated) a negligible effect is recorded. These sites are within close proximity of a bus stop which do not benefit from regular services. Only one site (site C467, which is not proposed for allocation) is not located within close proximity 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

4.27 All major 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. This includes all allocated sites. 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 25**].

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

4.28 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. Twenty sites (of which ten are allocated) 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 typically this is the development threshold for this type of provision. The significant positive effect recorded for sites C116(a), C116(a), C489 and C352, C116(b)/SH1, C264 and C342 reflect the potential to provide this number of homes or more and potentially support new education provision in the plan area. Of these sites only C116(a), C489 and C352/SH1 is proposed for allocation. A further 22 sites (of which ten are allocated) are in close proximity to either a primary or secondary school but not both and are therefore expected to have minor positive effects.

4.29 However, 18 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. None of these sites are proposed for allocation. 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

4.30 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

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

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

4.31 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.

4.32 Nine of the residential sites (of which C86/H38, C422(b)/H19, C498/H45, C507/H40, C509/H36 and C510/H37 are allocated) 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 17 sites (of which seven are allocated) are located within proximity to either a hospital or GP surgery, and are expected to have a minor positive effect. The remaining 35 sites within the Cannock, Hednesford and Heath Hayes areas are more than 600m from any of these facilities. These sites (of which seven are allocated) 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

4.33 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 61 of the 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.

4.34 For 16 of the sites (including allocated sites C64/H30, C116(a), C489 and C352/SH1 and C121/SH3), an uncertain minor negative is expected to be combined with this significant positive effect. Although these three sites are located within walking distance of more than one area of open space or/and 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

4.35 4.35 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

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

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.

4.36 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). 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.

4.37 Twenty-eight of the sites (of which fifteen are allocated) 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 19 sites (of which C81/H34, C84/SH2 (part), C116(a), C489 and C352/SH1, C279/SH2 (part) and C521/H43 are proposed for allocation) are located in settlements which benefit from a Local Centre. 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. Thirteen sites (of which only site C64 is allocated) are expected to have minor negative effects as they are located outside of the identified centres within Cannock Chase but are located within walking distance of a public transport mode which could allow for access to services and facilities further afield. Site C467 is the only site for which a significant negative effect is expected. This site is not well related to any part of existing urban area which benefits from a Town, Local or District Centre and is also not near to any sustainable transport links. This site is not proposed for allocation.

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

4.38 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.

4.39 However, six sites (C127, C220(a), C220(b), C309, C323 and allocated site C422(b)/H19) 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 55 sites (of which 20 are allocated) 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

4.40 Eight of the sites considered (of which C86/H38, C422(b)/H19, C498/H45, C507/H40, C509/H36 and C510/H37 are allocated) 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 52 sites (of which 14 are allocated) 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)

4.41 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 26**]. Eight residential use sites (of which C86/H38 and C116(a), C489 and C352/SH1 are allocated) 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 nine additional sites (of which C84/SH2 (part), C121/SH3, C498/H45, C507/H40, and C509/H36 are proposed for allocation) 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.

4.42 For the 44 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

4.43 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.

4.44 Of the 22 residential sites considered at Norton Canes, seven (of which none are allocated) 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 15 sites (of which sites NE1/H54 and N33/SH5 are allocated) 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.

4.45 All of the allocated sites were found in the HRA to have potential for significant effects on the Cannock Chase SAC and Cannock Extension Canal SAC due to either physical loss of habitat, air pollution, recreation pressure/urban impacts and/or changes in water quantity/quality associated with new residential development. However, through the appropriate

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

assessment stage of the HRA, it was found that sufficient policy safeguards are included in the Local Plan to conclude there will be no adverse effects on the integrity of any European sites, as a result of physical habitat loss or changes in water quantity/quality, either alone or in combination with other plans or projects. For recreation pressure and air pollution effects (which could arise from all of the allocated sites in combination) the HRA has not yet been able to conclude no adverse effects on integrity of the two SACs due to insufficient evidence being available at this stage. It is anticipated that this evidence will be available to inform the Regulation 19 Local Plan policies and HRA conclusions.

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

4.46 Twenty of the sites at Norton Canes (of which sites NE1/H54 and N33/SH5 are allocated) 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 and/or make use of large areas of Grade 3 agricultural land. This reflects the presence of AQMAs to the south of the settlement along the A5 and to the north at the Five Ways Island to which Hednesford Road through the settlement leads. None of the sites at North Canes lie within a Source Protection Zone and pollution relating to water quality is not expected.

4.47 Only sites N14 and N15 (neither of which is allocated) 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

4.48 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 16 sites (of which site N33/SH5 is allocated) is relatively large (they would provide more than 50 new homes) and therefore the negative effect expected is significant.

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

4.49 All 22 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

4.50 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 22 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

4.51 None of the sites in Norton Canes are located within or within close proximity (1km) of the AONB given the location of that designation further to the north of the District. The majority of the sites (21, of which sites NE1/H54 and N33/SH5 are allocated) 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. Site N67 (which is not proposed for allocation) is identified as lying within LCTs which is 'urban' in character, and it is considered that new residential development is unlikely to have adverse impacts on landscape character. 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

4.52 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 22 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, including sites NE1/H54 and N33/SH5 which are proposed for allocation.

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

4.53 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. Seventeen sites (including sites NE1/H54 and N33/SH5 which are allocated) 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

4.54 All major 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. This includes allocated sites NE1/H54 and N33/SH5. 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 27**]. For site N68 the significant positive effect is uncertain. This is a relatively large site (3.75ha) 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

4.55 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. Seven sites (of which site N33/SH5 is allocated) 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 in close proximity to either a primary or secondary school. These sites are expected to have a minor positive effect in relation to SA objective 10. For eight sites (including site NE1/H54 which is proposed for allocation), 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

4.56 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

4.57 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. North Canes provides access to one GP surgery within the east of the settlement. However, none of the 22 residential sites are within 600m of that facility. As such these sites (including allocated sites NE1/H54 and N33/SH5) 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

4.58 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 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. This includes allocated sites NE1/H54 and N33/SH5. 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 in close proximity to areas of open space and/or PROW, 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

4.59 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. The majority of the sites (18, including allocated sites NE1/H54 and N33/SH5) at the Norton Canes areas are within or directly adjoining the developed areas of that settlement which contain a Local Centre. An uncertain minor positive effect is therefore expected for these sites. Significant negative effects are expected for sites N18, N49, 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

4.60 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 22 sites (including the two proposed allocations) 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

4.61 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 22 sites (including the two proposed allocations) in relation to this SA objective.

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

4.62 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 28]. Six residential use sites (N13a, N15, N49, N52, N63 and allocated site N33/SH5) 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.

4.63 For the 14 remaining sites (including allocated site NE1/H54), 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

4.64 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.

4.65 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 34 sites (including all 14 allocated) 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.

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

4.66 All of the allocated sites were found in the HRA to have potential for significant effects on the Cannock Chase SAC and Cannock Extension Canal SAC due to either physical loss of habitat, air pollution, recreation pressure/urban impacts and/or changes in water quantity/quality associated with new residential development. However, through the appropriate assessment stage of the HRA, it was found that sufficient policy safeguards are included in the Local Plan to conclude there will be no adverse effects on the integrity of any European sites, as a result of physical habitat loss or changes in water quantity/quality, either alone or in combination with other plans or projects. For recreation pressure and air pollution effects (which could arise from all of the allocated sites in combination) the HRA has not yet been able to conclude no adverse effects on integrity of the two SACs due to insufficient evidence being available at this stage. It is anticipated that this evidence will be available to inform the Regulation 19 Local Plan policies and HRA conclusions.

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

4.67 There are no AQMA within or in close proximity 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, 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.

4.68 Many of the residential sites at Rugeley (13, of which 12 are proposed to be allocated) 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 four of these sites (R25/H50, R127/H20, R194/H26 and R208/H51, all of which are allocated) 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 ten sites at the Rugeley area, a minor negative effect alone is expected in relation to SA objective 2. These 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

4.69 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. Eighteen sites are expected to have a positive effect given that they include mostly brownfield land. For four of these sites (of which sites R9/H48 and R127/H20 are allocated), the positive effect expected is significant given their larger capacity (for 50 homes or more). The sixteen remaining sites are expected to have negative effect in relation to this SA objective as they are predominantly greenfield. For seven sites (including R16/H21 which is proposed for allocation) the negative effect is significant given their larger size.

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

4.70 All 34 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

4.71 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 17 of the sites (including allocated sites R16/H21, R32/SH4 and R145/RE19/H24). Most of these sites lie on greenfield land. However, for site R145/RE19/H25 the negative effect reflects its inclusion of mostly brownfield land as well as areas of flood zone 2. For the remaining 17 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

4.72 The settlement of Rugeley is bounded by the Cannock Chase AONB 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. Twenty-six 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 AONB and/or are within LCTs that were assessed as being highly sensitive to new development. The eight remaining sites (including allocated sites R18/H49 and R18(a)/SO3.1, R22/H52, R127/H20, R139/H27, R145/RE19/H24 and R189/H53) 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

4.73 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. Eighteen sites at the Rugeley area (including 12 allocated sites) 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 16 sites (including allocated sites R16/H21 and R32/SH4) 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

4.74 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. Sixteen sites at the Rugeley area (including allocated sites R9/H48, R16/H21, R18/H49 and R18(a)SO3.1, R139/H27, R145/RE19/H24, R189/H53 and R194/H26) 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.

4.75 Eleven sites (including allocated sites R22/H52, R23/H25, R25/H50, R32/SH4, R127/H20, R139/H27, R145/RE19/H24 and R208/H51) 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 R28 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 six sites (none of which are allocated) are expected to have a minor negative effect in relation to this SA objective given that they are not in close proximity 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

4.76 The majority of the 34 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. This includes allocated all fourteen sites identified for allocation. 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 29**].

4.77 The exception to this is site R18(a). No site capacity has been provided for site R18(a) which is not allocated for development in its own right. 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. It should be noted that site R18(a) was initially considered as a site option in its own right and therefore is presented as part of the sustainability appraisal of site options. The site has subsequently been merged with site R18 and together the merged site has been allocated as site H49 for 40 homes.

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

4.78 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. Four sites (R9/H48, R16/H21, R127/H20 and R194/H26, all of which are allocated) are expected to have significant positive effects. The majority of these sites are located within 600m of both a primary school and secondary school. For site R127/H20, 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 in close proximity to any existing education facilities.

4.79 Twenty-seven sites (including ten allocated sites) are in close proximity 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 (none of which are proposed for allocation) 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

4.80 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

4.81 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 15 sites (of which R9/H48, R16/H21, R22/H52, R23/H25, R25/H50, R139/H27, R145/RE19/H24, R189/H53, R194/H26 and R208/H51 are allocated) are within proximity to a GP surgery. Therefore, these sites are expected to have minor positive effects. Nineteen sites (of which R18 and R18(a)/H49, R32/SH4, and R127/H20 are allocated here) 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

4.82 All 34 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. This includes all allocated sites. 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 14 sites (including proposed allocations R9/H48, R16/H21, R18/H49 and R18(a)/SO3.1, R25/H50, R127/H20, R194/H26 and R208/H51) 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 or/and 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. Overall, an uncertain mixed effect (significant positive and minor negative) is therefore expected for these 14 sites.

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

4.83 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. Twenty of the residential sites (including nine allocated 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 13 sites (including proposed allocations R23/H25, R25/H50, R32/SH4, and R208/H51) 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 (which is not allocated) is not within close proximity 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

4.84 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 (including allocated sites R22/H52, and R127/H20) at the Rugeley area include employment land and therefore their development for residential use could result in some loss of employment uses. For the remaining 27 sites (including 11 proposed allocations) 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

4.85 Only one site (R145/RE19/H24 which is proposed for allocation) is 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 33 sites (including 13 site allocations) 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 33 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)

4.86 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 30]. Four residential use sites (R38 and R112 and site allocations R23/H25 and R127/H20) 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 (R156 and site allocation R25/H50) 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.

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

4.87 For the 28 remaining sites (including 11 allocated 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 Sites

4.88 The SA findings for the employment sites including those allocated are summarised in Table 4.4 below. A total of 11 employment sites have been subject to SA at the Preferred Options stage. Ten of these sites are proposed for allocation. The sites which are proposed for allocation are denoted by an asterisk. The site reference included in the Local Plan Preferred Options is also detailed for the allocated sites.

4.89 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 sites

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
CE19*/E12	-?	--?	-	0	-	-?	0	-?	0	0	0	0	++/-?	-	+	0	0?
CE63*/E3	0?	--?/+	+	0	0	0?	+	++	0	0	0	0	++	++	+	0	0?
CE67*/E1	-?	--	-	0	-	0?	0	-?	0	0	0	0	++	+	+	0	0?
CE68*/E2	0?	--?/+	+	0	-	0?	+	++	0	0	0	0	++	++	+	0	0?
NE5*/E10	-?	--?	-	0	-	-?	0	-	0	0	0	0	++	--	+	0	0?
NE6	--?	--?	-	0	-	-?	0	-	0	0	0	0	++	--	+	0	0?
RE3*/E4	0?	-?	-	0	-	0?	0	-	0	0	0	0	++	+	+	0	0?
RE7*/E7	0?	+/-?	+	0	0	0?	+	++	0	0	0	0	++	++	+	0	0?
RE8*/E8	0?	+/-?	+	0	-	-?	+	++	0	0	0	0	++	++	+	0	0?
RE24*/E5	-?	+/-?	++	0	0	0?	+	+	0	0	0	0	++/-?	+	++	0	0?
RE29*/E6	0?	+	+	0	0	--?	+	+	0	0	0	0	++	+	+	0	0?

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

4.90 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.

4.91 All of the allocated sites were found in the HRA to have potential for significant effects on the Cannock Chase SAC and Cannock Extension Canal SAC due to either physical loss of habitat, air pollution, recreation pressure/urban impacts and/or changes in water quantity/quality associated with new residential development. However, through the appropriate assessment stage of the HRA, it was found that sufficient policy safeguards are included in the Local Plan to conclude there will be no adverse effects on the integrity of any European sites, as a result of physical habitat loss or changes in water quantity/quality, either alone or in combination with other plans or projects. For recreation pressure and air pollution effects (which could arise from all of the allocated sites in combination) the HRA has not yet been able to conclude no adverse effects on integrity of the two SACs due to insufficient evidence being available at this stage. It is anticipated that this evidence will be available to inform the Regulation 19 Local Plan policies and HRA conclusions.

4.92 Five employment sites (all of which are allocated) 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 five sites, one (NE6 which is not

allocated but is adjacent to Cannock Extension Canal SAC) is located within 250m of a nationally or internationally designated biodiversity site meaning significant negative effects have been identified.

4.93 The remaining six employment sites (all of which are allocated) 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

4.94 The majority of the eleven employment sites are likely to result in adverse impacts in relation to air, water, noise or soil pollution. The exception to this is site RE29/E6 which is not located by the strategic road network, linked to an AQMA or within an SPZ and does not contain higher value agricultural soils.

4.95 Six of the employment sites considered (of which CE19/E12, CE63/E3, CE67/E1, CE68/E2 and NE5/E10 are allocated) are expected to have significant negative effects in terms of pollution of air, water or soils in the District. All 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. These employment sites are directly adjacent to or directly linked 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.

4.96 None of the sites have been identified as having a significant negative effect in relation to land use or soils given that they are either brownfield, urban land or less Grade 4 or lower value soils. Sites CE63/E3, CE68/E2, RE7/E7, RE8/E8, RE24/E5 and RE29/E6 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/E6, 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/E7, RE8/E8, RE24/E5 are minor as they are adjacent to an 'A' road meaning that site users may be subject to noise pollution.

4.97 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

4.98 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.

4.99 Five of the employment sites (of which CE19/E12, CE67/E1, NE5/E10, and RE3/E4, are allocated) 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.

4.100 The remaining six employment sites (all of which are allocated) would make use of brownfield land. Of these six sites, only site RE24/E5 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

4.101 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

4.102 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.

4.103 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.

4.104 Only sites CE68/E2 and RE8/E8 (both of which are allocated) contain substantial areas of land within flood zone 2. A minor negative effect is recorded for these sites. The remaining nine sites (all of which are also allocated) are located outside of areas of higher flood risk, meaning that a negligible effect is recorded for many of these. However, as five of these sites (of which CE19/E12, CE67/E1, NE5/E10, and RE3/E4 are allocated) comprise mostly greenfield land a minor negative effect is recorded in relation to SA objective 5.

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

4.105 Only one of the employment sites is located within close proximity (1km) of the AONB where there may be potential for impacts relating to the setting of this designated landscape. A significant negative effect is recorded for this allocated site (RE29/E6).

4.106 Beyond consideration of the AONB, 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. Four of the employment sites (of which CE19/E12, NE5/E10 and RE8/E8 are allocated) are located within LCTs that were assessed as being moderately sensitive to new development. Therefore, a minor negative effect is identified for these sites.

4.107 Six 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.

4.108 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

4.109 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.

4.110 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. Six employment sites (CE63/E3, CE68/E2, RE7/E7, RE8/E8, RE24/E5 and RE29/E6, all of which are allocated) were identified as having a potential minor positive effect in relation to this SA objective as they are located on brownfield land. The remaining five 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

4.111 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

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

portion of local journeys which are undertaken travelling to and from the workplace.

4.112 A significant positive effect is likely for four of the employment sites (CE63/E3, CE68/E2, RE7/E7 and RE8/E8, all of which are allocated). 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.

4.113 Minor positive effects have also been identified for employment sites RE24/E5, and RE29/E6, as they are located within 350m of at least one bus stop.

4.114 The remaining five 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. Two of these employment sites (CE19/E12 and CE67/E1, both of which are allocated) have a cycle path which passes within and along their boundaries. The minor negative effect expected for these two 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

4.115 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

4.116 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

4.117 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

4.118 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 the provision of new healthcare facilities which 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

4.119 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.

4.120 All eleven 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.

4.121 For two of the employment sites (CE19/E12 and RE24/E5, both of which are allocated) 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 or/and PROWs, 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

4.122 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.

4.123 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, Chadsmoor, Bridgtown, Fernwood Drive and Brereton). Proximity to these centres can be used as an indicator of proximity to a large proportion of services and facilities in the District. Sites which are within close proximity 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.

4.124 Four of the employment sites are located within one of the more developed areas of the District which contain a Town Centre. These are sites CE63/E3, CE68/E2, RE7/E7 and RE8/E8, all of which are allocated. Therefore, a significant positive effect has been identified in relation to this SA objective. Four of the employment sites (CE67/E1, RE3/E4, RE24/E5 and RE29/E6, all of which are allocated) are located either within or on the edge of the District Centre or one of the Local Centres identified in Policy CP11 of the Local Plan (Part 1) meaning an uncertain minor positive effect is expected on this SA objective. The minor positive effect expected on this SA objective for these employment sites is uncertain given that Local Centres are expected to provide variable levels of access to community services and facilities.

4.125 Allocated employment site CE19/E12 is not located within an identified centre, but is 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.

4.126 Two further employment sites (of which NE5/E10 is allocated and NE6 which is not allocated) 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

4.127 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 of 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/E5) is considered to be relatively large and therefore a significant positive effect has been identified. For the remaining 10 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

4.128 None of the employment sites considered is 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 and use town centre locations which might help to benefit their vitality and viability. Overall a negligible effect is expected on all 11 employment sites.

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

4.129 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 31](#)]. Further detail on the work undertaken is provided in the introduction to this summary note. All eleven employment sites (all of which are allocated) were screened out of the heritage impact assessment work. Therefore, negligible effects have been recorded for the sites in relation to this SA objective. 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.

Mixed use sites

4.130 The SA findings for the mixed use sites including those allocated are summarised in Table 4.5 below. A total of 20 mixed use sites have been subject to SA at the Preferred Options stage. Ten sites are proposed for allocation. The sites which are proposed for allocation are denoted by an asterisk. The site reference included in the Local Plan Preferred Options is also detailed for the allocated sites.

4.131 The appraisal of one site which is considered for open space (C116(b)) is presented alongside these mixed use sites. Site C116(b) is to be safeguarded for the delivery of a country park in association with the large strategic site allocations at South of Lichfield Road, Cannock.

4.132 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 sites

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
C116(a) and C116(b)	-?	--?	--	0	-	-?	0	+	++	+++?	0	+	+++?/-?	+	+	0	--?
C119	-?	-	--	0	--	-?	0	+	++	-?	0	-	++	+	+	0	0?
C129*/M9	--?	+/-?	+	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*/M1	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	+	++	--?
C505*/M2	-?	+	+	0	0	0?	+	+++?	++	+++?	0	++	++	++	+	++	--?
C506/CE40*/M3	-?	+	+	0	0	0?	+	+++?	++	+++?	0	++	++	++	+	++	0?
C508*/M4	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	+	++	0?
C511 Part of CE46*/M5	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	+	++	-?
C527/CE74*/M10	-?	+	+	0	0	0?	+	++	+	+	0	+	++	++	+	++	0?
N57	--?	+	++	0	0	-?	+	-	++	-?	0	-	+++/-?	--	+	0	-?
RE20*/M8	-?	+	+	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*/M6	-?	+	++	0	0	--?	+	+	++	+++?	0	+	++	++	+	++	-?
R144/RE16*/M7	-?	+	+	0	0	--?	+	++	++	+++?	0	+	++	++	+	++	-?
C116(b)	+++?	+	0	+	0	++	0	0	0	0	0	+	++	0	0	0	0

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

4.133 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 in close proximity 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, three (C129/M9), C326, C462 and N57) are expected to have significant negative effects on biodiversity and geodiversity features for this reason. Site C129/M9 is allocated and the significant negative effect recorded in relation to SA objective 1 reflects its close proximity to Chasewater and the Southern Staffordshire Coalfield Heaths SSSI.

4.134 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 (of which ten are allocated) 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 C116(b) which is to be safeguarded for a country 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

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

open space and could there reduce recreational pressures on this designation and allow for habitats and habitat connectivity in the plan area.

4.135 Of the 20 sites considered for mixed use, ten (of which C504/CE73/M1, C505/M2, C506/CE40/M3, C508/M4, C511 Part of CE46/M5, RE20/M8, R143/RE15/M6 and R144/RE16/M7 are allocated) 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.

4.136 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.

4.137 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.

4.138 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.

4.139 All of the allocated sites (excluding site C116(b) which is to be safeguarded for a country park as was screened out as part of Policy SO7.6) were found in the HRA to have potential for significant effects on the Cannock Chase SAC and Cannock Extension Canal SAC due to either physical loss of habitat, air pollution, recreation pressure/urban impacts and/or changes in water

quantity/quality associated with new residential development. However, through the appropriate assessment stage of the HRA, it was found that sufficient policy safeguards are included in the Local Plan to conclude there will be no adverse effects on the integrity of any European sites, as a result of physical habitat loss or changes in water quantity/quality, either alone or in combination with other plans or projects. For recreation pressure and air pollution effects (which could arise from all of the allocated sites in combination) the HRA has not yet been able to conclude no adverse effects on integrity of the two SACs due to insufficient evidence being available at this stage. It is anticipated that this evidence will be available to inform the Regulation 19 Local Plan policies and HRA conclusions.

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

4.140 Only three of the mixed use sites (C116(a) and C116(b), C326 and C432, none of which are allocated) 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 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.

4.141 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.

4.142 Fourteen of the mixed use sites (of which sites C129/M9, C504/CE73/M1, C432, C505/M2, C506/CE40/M3, C508/M4, C511 Part of CE46/M5, C527/CE74/M10, R143/RE15/M6 and R144/RE16/M7 are allocated) 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 and R127 and proposed allocation C129/M9) 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/M9 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 C116(b) as an area of open space in association with the large strategic site allocations at South of Lichfield Road, an area of Grade 3 Agricultural Land could be preserved in the District. Therefore, a minor positive effect is recorded for this site.

4.143 Only site R128, which is not proposed for allocation 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

4.144 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.

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

4.145 Only four of the mixed use sites (C116(a) and C116(b), C119, C326 and R128, none of which are allocated) 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 C116(b) is also greenfield. However, as this site is safeguarded for the delivery of a country park in association with the large strategic site allocations at South of Lichfield Road a negligible effect is recorded for this option.

4.146 Fifteen mixed use sites (of which nine are allocated) 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/M6 (of which R145/RE15/H24 is allocated) 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

4.147 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).

4.148 The exception to this is site C116(b), which is to be safeguarded as a country park in association with the strategic allocations 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

4.149 Only site C119 (which is not allocated), lies within flood zone 2 or flood zone 3 and a significant negative effect is recorded for this site. Three further sites (C116(a) and C116(b), C326 and R128, none of which are allocated) 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.

4.150 Fifteen mixed use sites (of which nine are allocated) 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 C116(b) (which is safeguarded for a country park in association with the large strategic site allocations at South of Lichfield Road) 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

4.151 The Cannock Chase AONB 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.

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

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, and allocated sites R143/RE15/M6 and R144/RE16/M7) are located within close proximity (1km) of the AONB, therefore significant negative effects have been identified in relation to the landscape and townscape in Cannock Chase.

4.152 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 (C116(a) and C116(b), C119, C326 and N57, none of which are allocated for the mixed use development considered) are located within LCTs that were assessed as being moderately sensitive to new development, therefore minor negative effects have been identified for these sites. It is noted that Site C116(a) is also allocated as part of residential allocation C116(a), C489 and C352/SH1.

4.153 Eleven mixed use sites (of which sites C129/M9, C504/CE73/M1, C505/M2, C506/CE40/M3, C508/M4, C511 Part of CE46/M5 and C527/CE74/M10 are allocated) 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, C116(b) (which is safeguarded for the delivery of a country park in association with the large strategic site allocations at South of Lichfield Road), 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.

4.154 With the exception of site C116(b), 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

4.155 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 use 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.

4.156 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 (of which C129/M9, C504/CE73/M1, C505/M2, C506/CE40/M3, C508/M4, C511 Part of CE46/M5, C527/CE74/M10, RE20/M8, R143/RE15/M6 and R144/RE16/M7 are allocated) were identified as having a potential minor positive effect on this SA objective as they are located on brownfield land. Sites C116(a) and C116(b), C119, C326 and R128 (none of which are allocated for the mixed used options considers) are located on greenfield land which would present reduced opportunities to make use of materials already onsite and thus minimise waste. As site C116(b) (which is safeguarded for the delivery of a country park in association with the large strategic site allocations at South of Lichfield Road) is unlikely to impact upon waste management. Negligible effects have been identified for these three sites.

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

4.157 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 provider at these locations are expected to be more likely to make use of existing sustainable transport links where they are present in close proximity 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.

4.158 Ten sites (of which C129/M9, C504/CE73/M1, C505/M2, C506/CE40/M3, C508/M4, C511 Part of CE46/M5, C527/CE74/M10, RE20/M8 and R144/RE16/M7 are allocated) 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/M2 and C506/CE40/M3 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.

4.159 Eight sites (C116(a) and C116(b), R127, R128 and site allocation R143/RE15/M6) 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 of 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 frequently than

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

once every 30 minutes meaning the positive effect expected on SA objective 8 is likely to be less pronounced.

4.160 A minor negative effects 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

4.161 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 32]. For 18 sites (eight of which are allocated) 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 be help provide a range of market properties which would contribute towards meeting local housing requirements.

4.162 The remaining site option that would include the delivery of new homes (allocated site C527/CE74/M10) 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 C116(b), which is to be safeguarded for a country 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

4.163 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 including 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 C116(a) and C116(b) 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.

4.164 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. Of these sites C129/M9, C504/CE73/M1, C505/M2, C506/CE40/M3, C508/M4, C511 Part of CE46/M5, R143/RE15/M6 and R144/RE16/M7 are proposed for allocation. In addition, sites C432, C462, C527/CE74/M10 and R128 (of which only C527/CE71/M10 is allocated) are expected to have a minor positive effect on this SA objective as they are within 600m of a primary or secondary school.

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

4.165 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.

4.166 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 sites this SA objective.

SA objective 11: Reduce crime and the fear of crime

4.167 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

4.168 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.

4.169 Five of the mixed use sites which would provide an element of housing (all of which are allocated, C504/CE73/M1, C505/M2, C506/CE40/M3, C508/M4 and C511 Part of CE46/M5) 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 in close proximity to a GP surgery only. Of these eleven sites, sites C129/M9, C527/CE74/M10, RE20/M8, R143/RE15/M6 and R144/RE16/M7 are allocated. While site C116(b) (which is to be safeguarded for the delivery of a country park in association with the large strategic site allocations at South of Lichfield Road) 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.

4.170 Sites C119, C326, N57 and R127 (none of which are allocated) are not located within close proximity 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

4.171 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 in close proximity 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.

4.172 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 C116(b) (which is to be safeguarded for the delivery of a country park in association with the large strategic site allocations at South of Lichfield Road) might be used by its residents for recreation. This site is also expected to have a significant positive effect in relation to SA objective 13.

4.173 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 (C116(a) and C116(b), N57, R90, R127 and R128, none of which are allocated) 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 or/and 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

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

4.175 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). 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

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

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.

4.176 Thirteen of the mixed use sites (including the allocated sites C129/M9, C504/CE73/M1, C505/M2, C506/CE40/M3, C508/M4, C511 Part of CE46/M5, C527/CE74/M10, RE20/M8, R143/RE15/M6 and R144/RE16/M7) 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, none of which are allocated) are located within or at the edge of one of the Local Centres identified in Policy CP11 of the Local Plan (Part 1) 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.

4.177 One mixed use site (N57, which is not allocated) 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 C116(b) (to be safeguarded in association with the strategic sites to the south of Lichfield Road for a country park), 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

4.178 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

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

continued regeneration of the local economy in Cannock. Detrimental impacts will only be likely were land which is identified as an existing employment sites identified by the Council or has historic employment use has been proposed for allocation as mixed use which would reduce its potential to provide employment opportunities.

4.179 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, which is not allocated) 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.

4.180 Eighteen of the mixed use sites (11 of which are allocated) 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.

4.181 Site C116(b), which is to be safeguarded as a country park in association with the strategic sites to the south of Lichfield Road, 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

4.182 Ten of the mixed uses are located within town centres. Sites C129/M9, C504/CE73/M1, C505/M2, C506/CE40/M3, C508/M4, C511 Part of CE46/M5 and C527/CE74/M10 and sites R143/RE15/M6 and R144/RE16/M7 are allocated 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.

4.183 The ten remaining sites (of which only site RE20/M8 is allocated) 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)

4.184 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 33](#)]. Four mixed use sites (of which C129/M9, C504/CE73/M1 and C505/M2 are allocated) 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 (of which C511 Part of CE46/M5, R143/RE15/M6 and R144/RE16/M7 are proposed for allocation) the negative effect identified is minor. The heritage impact work for these sites

Chapter 4 Sustainability appraisal findings for site options and allocations in the Preferred Options Local Plan

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.

4.185 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.

Chapter 5

Sustainability appraisal findings for the policies in the Preferred Options Local Plan

5.1 This chapter presents the SA findings for the draft policies included in the Preferred Options Local Plan. The SA findings for the policy options considered at the Issues and Options stage are summarised in Appendix 7.

5.2 The findings in this chapter are set out to reflect the different elements presented in the Preferred Options document:

- Local Plan Vision and Strategic Objectives.
- Preferred policies grouped under the eight Strategic Objectives.

5.3 Following the presentation of these findings and the cumulative effects findings in this chapter, a number of recommendations are included at the end of the chapter to help mitigate negative effects and strengthen positive effects identified through the appraisal.

5.4 The elements of the Preferred Options Local Plan have been prepared following consultation in spring/summer 2019 on the Issues and Options Local Plan. The Issues and Options document presented a number of approaches the Council might take to support the achievement of the eight individual Strategic Objectives. These options have been developed by the Council, making use of the evidence base studies prepared as part of the plan making process and taking into account the consultation responses received at the Issues and Options stage to arrive at a preferred policy for the Local Plan.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

5.5 The Local Plan Vision set outs an aspirational image of the District over the plan period (2018-2038), which is to be supported by achievement of the objectives set out in the document. The Vision and Strategic Objectives of the Local Plan were carried over to the Issues and Options Local Plan from the adopted Local Plan (Part 1) 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 vision and 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.

5.6 The updated Local Plan Vision and Strategic Objectives have been subject to appraisal and details of the appraisal are presented in **Error! Reference source not found.** below and the summary text which follows.

Local Plan Vision and objectives

Local Plan Vision

- Strategic Objective 1: Promote pride in attractive safe, local communities
- Strategic Objective 2: Creating community infrastructure and healthy living opportunities across the District
- Strategic Objective 3: Provide for housing choice
- Strategic Objective 4: A vibrant local economy and workforce
- Strategic Objective 5: Supporting the provision of sustainable transport and communications infrastructure
- Strategic Objective 6: Create attractive town and local centres
- Strategic Objective 7: Protecting and enhancing the natural environment
- Strategic Objective 8: Support a greener future

Table 5.1: Summary of likely sustainability effects for Local Plan Vision and Strategic Objectives

SA objective	Local Plan Vision	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 policies in the Preferred Options Local Plan

SA objective	Local Plan Vision	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 Vision in relation to SA objectives

5.7 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.

5.8 The Local Plan Vision sets out Cannock Chase as a place in which developments are designed and perform to a higher standard. A range of affordable and market housing will be available to meet local needs. Brownfield land opportunities are to be strengthened and key pollution 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. This includes improved links to the Mill Green Designer Outlet from Cannock. Open space, recreational assets as well as services and facilities are accessible for local residents and where possible sustainable transport links have been strengthened. Provision of sustainable travel options will include improvement to the District's Rail stations and their facilities, as well as better active travel links between the town and countryside for both work and leisure. The District's residents are proud of its heritage and natural environment assets, including 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.

5.9 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 Strategic Objectives in relation to SA objectives

5.10 No negative effects have been identified in relation to any of the eight Strategic Objectives in the Preferred Options document. Many of the Strategic Objectives are expected to have negligible effects in relation to a number of the SA objectives. Many of the Strategic 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 Preferred Options document contain direct reference to addressing elements of the SA objective in question.

5.11 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.

5.12 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

type of approach could help limit the emission of air and noise pollutants from private vehicles.

5.13 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.

5.14 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. 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.

5.15 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.

5.16 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

strategic objectives are set out to achieve a high quality of development and the protection of the AONB 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 physical activities 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.

5.17 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.

5.18 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.

5.19 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.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

5.20 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.

5.21 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.

5.22 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.

5.23 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 the increase of physical activity in everyday lives and improving access to health facilities. 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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.

5.24 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 leisure and sports facilities 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.

5.25 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, by supporting 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 sports facilities 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.

5.26 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.

5.27 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 with 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.

5.28 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 preferred policies in the Preferred Options Local Plan

5.29 The preferred policies presented in the Preferred Options 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 preferred policy are presented below the objectives to which they relate.

5.30 The order in which the findings for each preferred policy appear mostly reflect the order in which the policies are presented in the Preferred Options 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: Promote pride in attractive, safe local communities

5.31 This section summarises the SA findings for the preferred policy directions set out below Strategic Objective 1 in the Preferred Options Local Plan.

5.32 Three preferred policy directions are presented in relation to promoting pride in attractive, safe local communities in the District, as shown in Table 5.1 below. The potential sustainability effects are described below the table.

Design Policy options

- Policy SO1.1: Protecting, conserving and enhancing the distinctive local historic environment.
- Policy SO1.2: Enhancing the quality of the built environment.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

- Policy SO1.3: Creating safe places which deter crime and reduce the fear of crime.

Table 5.1: Summary of likely sustainability effects for policies under Local Plan Strategic Objective 1

SA Objective	Policy SO1.1	Policy S01.2	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	0	++
SA12: Health and wellbeing	0	+	+
SA13: Recreation	0	+	+
SA14: Services and facilities	0	+	0

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA Objective	Policy SO1.1	Policy S01.2	Policy SO1.3
SA15: Economy	0	0	0
SA16: Town centres	0	0	0
SA17: Historic environment	++	++	+

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

5.33 The preferred policies which sit under Strategic Objective 1 set out a focused approach to improving 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.

5.34 Policy SO1.2: Enhancing the quality of the built environment seeks to ensure that development proposals are designed to ensure the enhancement of natural assets and biodiversity. As such, a minor positive effect is expected in relation to SA objectives 1: biodiversity and geodiversity.

5.35 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

is expected to help ensure public safety at open spaces which could increase their use by residents in the District.

5.36 The Local Plan sets out that Local Design Codes 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. 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 Codes. Development is also to be required to contribute to the distinct and separate character of the District's settlements. 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. As such, these policies are expected to have significant positive effects in relation to SA objective 6: landscape and townscape. 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 Although the District is within the least deprived 50% of local authority districts for the domain of crime (2019), the rates of anti-social behaviour and violent crime in Cannock Chase in 2017/18 were above the County, Regional and National averages. 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 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. Therefore, significant positive effects are likely in relation to SA objective 17: historic environment. 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 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: Creating Community Infrastructure and Healthy Living Opportunities Across the District

5.40 This section summarises the SA findings for the preferred policy directions set out below Strategic Objective 2 in the Preferred Options Local Plan.

5.41 Five preferred policy directions are presented in relation to creating community infrastructure and healthy living opportunities across the District, as shown in Table 5.2 below. The potential sustainability effects are described below the table.

Preferred Policy Directions

- Policy SO2.1: Safeguarding the provision of community infrastructure
- Policy SO2.2: Safeguarding health and amenity
- Policy SO2.3: Provision of active leisure and sport facilities
- Policy SO2.4: Providing opportunities for healthy living and activity
- Policy SO2.5: Allotments and community food growing

Table 5.2: Summary of the likely sustainability effects for preferred 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	+	+	+	++	+

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA objective	Policy SO2.1	Policy SO2.2	Policy SO2.3	Policy SO2.4	Policy SO2.5
SA7: Waste	0	0	0	0	0
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 preferred policies for creating community infrastructure and healthy living opportunities across the District

5.42 It is expected that many similar effects would result in relation to the SA objectives against which each preferred policy has been appraised. Each preferred 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.

5.43 Policies SO2.2: Safeguarding health and amenity, SO2.3: Provision of active leisure and sport facilities SO2.4: Providing opportunities for healthy living and activity and SO2.5: Allotments and community food growing seek to improve existing and create new green infrastructure by linking to or adding to the District-wide Greenspace Network or contributing to the provision of allotments. These types of improvement will help to provide new habitats and support habitat connectivity in Cannock Chase. 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.

5.44 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 SO2.4: Providing opportunities for healthy living and activity expected in relation to SA objectives 1 and 6 is likely to be significant. This policy aims to integrate green and blue infrastructure in the District including landscape features as well as woodlands, wildlife habitats. This approach may allow for the promotion of improved habitat connectivity at important designations as well as landscape improvements.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

5.45 Positive effects are also expected in relation to SA objective 2: pollution for Policies SO2.1: Safeguarding the provision of community infrastructure, SO2.2: Safeguarding health and amenity, SO2.3: Provision of active leisure and sport facilities and SO2.4: Providing opportunities for healthy living and activity. These policies aim to provide well designed, safe and convenient routes for walking and cycling. These routes are likely to encourage the use of active travel and reduce the usage of private cars thereby reducing 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 and odours.

5.46 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 SO2.5: Allotments and community food growing, could contribute to reducing food miles and therefore limit greenhouse gas emissions. A 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.

5.47 The support for linking and adding to the District-wide greenspace network and the provision of new spaces such as allotments 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.

5.48 The principle of protecting greenspace, which is set out through each policy (including Policy SO2.1: Safeguarding the provision of community infrastructure which could include greenspaces providing active leisure or sport

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

uses) would help to maintain areas of undeveloped land where surface water infiltration can safely occur. In addition, Policies SO2.2: Safeguarding health and amenity and SO2.4: Providing opportunities for healthy living and activity set out how major developments should ensure they link to or add to sustainable drainage systems (SuDS). 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.

5.49 As Policy SO2.1 is likely to safeguard existing and support the delivery new community infrastructure. As this would include education facilities, this policy is likely to have minor positive effects on SA objective 10: education. Policy SO2.4 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.

5.50 The protection of existing and the delivery of new community infrastructure, 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 infrastructure, SO2.2: Safeguarding health and amenity, SO2.3: Provision of active leisure and sport facilities and SO2.4: Providing opportunities for healthy living and activity. The support Policies SO2.1 and SO2.2 provide for new community infrastructure and accessible developments is also likely to help reduce isolation in Cannock Chase.

5.51 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 SO2.5: Allotments and community food growing 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

preferred policies under Strategic Objective 2. The exception to this is Policy SO2.5. Allotments and community food growing sites would provide direct support for public health in the plan area, but would be less supportive of allowing for opportunities for recreation. The positive effect expected for this policy in relation to SA objective 13 is therefore is likely to be minor.

5.52 The provision of additional 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. A significant positive effect is therefore expected in relation to SA objective 14: services and facilities for Policy SO2.1. Policies SO.2.2, SO2.3 and SO2.4 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 preferred policies are expected to have a minor positive effect in relation to SA objective 14: services and facilities.

5.53 Each of the preferred 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 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 policy.

Strategic Objective 3: Provide for housing choice

5.54 This section summarises the SA findings for the preferred policy directions set out below Strategic Objective 3 in the Preferred Options Local Plan.

5.55 Four preferred policy directions are presented in relation to providing housing choice in the District. The appraisal of the preferred policies presented

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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 housing for gypsy, traveller, travelling showpeople housing needs (Policies SO3.2 to SO3.4).

5.56 The effects are shown in Table 5.3 and Table 5.4 below. The potential sustainability effects are described below each table.

Housing policies

- Policy SO3.1: Provision for new homes

Table 5.3: Summary of likely sustainability effects for the meeting the overall housing need preferred policy 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	++

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA Objective	Policy SO3.1
SA10: Education	++/-?
SA11: Crime	0
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 preferred policy for delivering the required level of housing in the District

5.57 Cannock Chase District is strongly characterised by its largely rural setting. The Cannock Chase Local Plan is seeking to deliver a minimum of 6,016 dwellings within the District during the plan period through Policy SO3.1: Provision for new homes. This includes 5,516 dwellings to meet the District’s housing need and an additional 500 homes to help meet the shortfall arising from the Greater Birmingham and Black Country Housing Market Area, which Cannock Chase forms part of. There is potential for this scale of housing delivery to have adverse impacts on the natural environment that contributes to Cannock Chase’s setting. A number of the allocated sites are on greenfield land and are within close proximity of SSSI/SACs within the District and therefore their delivery may negatively impact biodiversity through habitat disturbance and fragmentation. In particular, sites C64/H30 and C279/SH2 (part) are within 250m of the Chasewater and the Southern Staffordshire Coalfield Heaths SSSI and site C237/H44 is within 250m of the Cannock Chase SAC. These negative impacts could arise during both the construction phase through noise and

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

increased transport movements and following construction through increased transport movements and recreational pressures. As such, an overall 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 no 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.

5.58 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 Air Quality Management Area. Strategic housing allocations C116(a,) C489 and C352/SH1 (to the south of Lichfield Road (A5190)), N33/SH5 and N279/SH3 (at Hednesford Road and Wimblebury Road, respectively) are likely to result in increased traffic in Five Ways Island AQMA that they are linked to. As such, a significant negative effect is expected for Policy SO3.1 in relation to SA objective 2: pollution. SA objective 2 also seeks to protect and enhance air, water and soil. None of the sites lie within SPZs, meaning that effects relating to water quality are considered unlikely to result, 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 those mentioned above, are adjacent to A-roads and therefore residents within the new development could be subject to noise pollution. Some housing allocations, including strategic sites C116a C489 and C352/SH1, contain substantial areas of Grade 3 agricultural soil, but it is unknown whether it is 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. However, Policy SO3.1 includes a number of sites within urban areas on previously developed land. 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. The overall balance of larger sites on both greenfield land and brownfield land (which includes the Rugeley Power Station site) mean that mixed significant negative and significant positive effects are expected for Policy SO3.1 in relation to SA objective 3: previously developed land.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

5.59 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 significant 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. In the case of some strategic sites outlined in Policy SO3.1, they are in close proximity to Hawks Green District Centre and Heath Hayes Local Centre (sites C116a, C489 and C352/SH1), Norton Canes Local Centre (site N33/SH5) and Brereton Local Centre (site R32/SH4). These sites are in close proximity to some services and facilities and are therefore less likely to result in reliance on private car travel amongst residents. In addition, the larger scales sites have the potential to be able to support the delivery of new services and facilities as part of development. Therefore, a minor positive effect is expected on combination with the negative effect identified for Policy SO3.1 in relation to SA objective 4: climate change.

5.60 Sites that are in close proximity 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. Policy SO3.1 includes the delivery of sites within and adjacent to the urban edge of Hednesford, Cannock and Rugeley. 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 local plan. 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. 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 before, some residential development could be supported in 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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.

5.61 None of the sites allocated through Policy SO3.1 are within Flood Zone 2 or 3. However, a number of them are on greenfield land and therefore there is potential for development to result in increased local flood risk due to an increase in impermeable surfaces. As such, a minor negative effect is expected for the policy in relation to SA objective 5: flooding.

5.62 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 design and therefore any effect identified for Policy SO3.1 in relation to SA objective 6: landscape and townscape is uncertain. Larger sites that are in close proximity to designated landscapes may interrupt key views and cause increased visitor pressures on such areas. Strategic site R32/SH4 and some smaller sites within and adjacent to Rugeley and Hednesford are within 1km of the Cannock Chase AONB. As such, an uncertain significant negative effect is therefore expected for Policy SO3.1 in relation to SA objective 6: landscape and townscape, although it is recognised that effects on landscape and townscape may be able to be mitigated through more site-specific assessment of landscape sensitivity and sensitive layout and design, and this could start to be addressed through specific policy requirements in the individual site allocation policies to be included in the next version of the Local Plan.

5.63 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 sites within urban areas and therefore an uncertain minor positive effect is expected for the policy in relation to SA objective 7: waste.

5.64 Policy SO3.1 is proposing 6,016 dwellings within Cannock Chase in order to meet the objectively assessed local housing needs. This will provide a boost

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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. A strategic allocation to the south of Lichfield Road included within the policy is seeking to provide 875 dwellings and therefore may be of a scale to provide new education facilities onsite, although this is uncertain. 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 amongst new residents. It is noted that some of the sites to the east of Heath Hayes, which would form an extension of that settlement into the Green Belt at Lichfield Road and Wimblebury Road would provide more limited access to 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. Similarly, the location of the majority of the sites adjacent to key Town Centres 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 and therefore the significant positive effect identified in relation to SA objective 12: health and wellbeing is uncertain. The vast majority of the allocated sites are in close proximity to areas of open space and public rights of way that could be used for recreation and give access to open countryside respectively. Additionally, sites over 100 dwellings, including C116a C489 and C352/SH1 and N33/SH5, have the potential to introduce new open space as part of development that could be used for recreational purposes. As such, a significant positive effect is expected for the policy in relation to SA objective 13: recreation.

5.65 Historic environment assets within the District are likely to be impacted by the scale of new residential development proposed. This is particularly true of development at Rugeley, which contains a high concentration of heritage designations within a Conservation Area. In some cases, these allocations are within 500m of heritage assets and therefore there is potential for adverse impacts. The heritage impact assessment work [\[See reference 34\]](#) undertaken

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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 of Heath Hayes and Hednesford Road to the north of Norton Canes. The development of a number of the other residential sites have potential to have more limited impact on the settings of heritage assets. At all sites allocated, the effects of new development supported relating to the historic environment will also be influenced by the detailed proposals which come forward at the planning application stage. 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, travellers and travelling show people

Table 5.4: Summary of likely sustainability effects for the remaining three preferred housing policies for 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	+/-

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA objective	Policy SO3.2	Policy SO3.3	Policy SO3.4
SA5: Flooding	0	0	-
SA6: Landscape and townscape	0	0	+/-?
SA7: Waste	0	0	+
SA8: Sustainable transport	0	0	+/-
SA9: Housing	++?	++	++
SA10: Education	0	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 preferred policies for delivering an appropriate mix and high quality of housing in the District

5.66 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, travellers and travelling show people focuses

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

on new sites for gypsies, travellers and travelling show people, therefore effects against this policy are likely to be similar to Policy SO3.1.

5.67 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 all housing needs are met within Cannock Chase District. The includes 20% affordable housing on housing schemes of over 10 homes. Uncertainty is attached to the positive effect identified for Policy SO3.1 as the affordable housing requirement could have implications for the viability of housing schemes, but this is unknown at this stage (as the viability study for the Local Plan has not yet been completed). 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 high quality for 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 Showpeople 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 11 new sites.

5.68 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. Furthermore, Policy SO3.4: Gypsies, 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. As such, a minor positive effect is expected for all of the policies in relation to SA objective 12: health and wellbeing. Policy SO3.4 also indicates that proposed sites for Gypsies, Travellers and Travelling Show people will be supported where they include provision of play facilities onsite. As such, a minor positive effect is expected for this policy in relation to SA objective 13: recreation.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

5.69 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. These impacts are likely as developments are constructed as well as once sites are occupied. Policy SO3.4 is therefore likely to have minor negative effects in relation to SA objectives 1: biodiversity and geodiversity, 2: pollution, 4: climate change and 8: sustainable transport. The minor negative effect expected for SA objectives 2, 4 and 8 are combined with a minor positive effect. The limiting of the development of Gypsy and Traveller sites in the Green Belt could help to promote development in areas which are well related to the existing settlements in the plan area, thereby reducing the need to travel by private vehicle. Considering the potential to support development where there is a good level of access to services and facilities, a minor positive effect is also expected in relation to SA objective 14: services and facilities for Policy SO3.4.

5.70 The policy is also likely to result in some greenfield land take for the development of the 11 sites plots supported as well as supporting infrastructure required. In addition, there is potential for development to result in increased local flood risk due to an increase in impermeable surfaces. As such, a minor negative effect is expected for Policy SO3.4 in relation to SA objectives 3: previously developed land and 5: flooding.

5.71 Policy SO3.4: Gypsies, travellers and travelling show people 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.

5.72 Landscape character and the setting of heritage assets within the District could also be impacted upon by new development proposals. Given that the

policy 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 AONB. It also helps to prevent the coalescence of settlements in the District, thereby contributing positively to their individual character. 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: A vibrant local economy and workforce

5.73 This section summarises the SA findings for the preferred policy directions set out below Strategic Objective 4 in the Preferred Options Local Plan.

5.74 Five preferred policy directions are presented in relation to encouraging a vibrant local economy and workforce in the District. The appraisal of the preferred 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) 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 SO4.3 to SO4.5).

5.75 The effects for policies SO4.1 and SO4.2 are shown in Table 5.5 and for policies SO4.3 to SO4.5 are shown in Table 5.6, both of which are below. The potential sustainability effects are described below each table.

Strategy for meeting overall employment needs policy options

- Policy SO4.1: Safeguarding existing employment areas for employment uses
- Policy SO4.2: Provision for new employment uses

Table 5.5: Summary of likely sustainability effects for policies for safeguarding Existing Employment Areas and supporting the provision of new employment uses under Local Plan Strategic Objective 4 (Policies SO4.1 and SO4.2)

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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA objective	Policy SO4.1	Policy SO4.2
SA11: Crime	0	0
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 preferred policies for protecting existing employment land and supporting new employment development in the District

5.76 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 through Policy SO4.1: Safeguarding existing employment areas are already in employment use. While these sites may be less sensitive given their current uses, the policy allows for change of use in some circumstances which could lead to additional impact; particularly in relation to recreation pressures if residential development were to occur. Policy SO4.2: Provision for new employment uses could lead to sites providing new employment uses and the extension of existing employment sites. The continued employment uses or intensification or change of use at Existing Employment Areas in Cannock and Hednesford could have impacts on nearby local nature conservation designations including Hednesford Brickworks Site of Biological Importance (SBI) and Mill Green Nature Park SBI. New employment allocations at Norton Canes, set out through Policy SO4.2 are in close proximity

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

to School Lane SBI and there is potential for impacts on this local designation. Therefore, uncertain negative effects are recorded for Policies SO4.1 and SO4.2 in relation to SA objective 1: biodiversity.

5.77 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. The sites allocated for employment uses through Policy SO4.2: Provision for new employment uses are spread across greenfield and brownfield land, although only the Turf Field, Watling Street site contains a substantial proportion of Grade 3 agricultural land or higher. 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. None of these sites lie within an SPZ. However, the location of Existing Employment Areas and the new employment allocations could result in increased levels of traffic within the Five Ways Island AQMA at Heath Hayes and the AQMA along Watling Street between Norton Canes and Cannock town. Increases in traffic are most likely where new sites are allocated for development (i.e. SO4.2 rather than continuation of employment uses at existing sites under policy SO4.1). Policy SO4.2 seeks to mitigate these potential effects by requiring that office and light industry uses are directed to town centres, and that proposals for new employment development should safeguard and enhance active travel and sustainable travel opportunities, both of which should enable new employees to access employment locations via walking, cycling and public transport, 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 both policies in relation to SA objective 2: pollution. A minor positive effect is expected in combination for Policy SO4.1: Safeguarding existing employment areas given the potential for preserving greenfield land and higher value agricultural soils.

5.78 Given the potential to help achieve a more efficient use of land through Policy SO4.1, a minor positive effect is expected in relation to SA objective 3: previously developed land. Policy SO4.2 could result in greenfield land take

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

where new employment sites are allocated and extensions to existing sites occur. This includes some sites which are predominantly greenfield within the Green Belt to the south east of Cannock town and south of Norton Canes. A significant negative effect is recorded in relation to SA objective 3 for this Policy SO4.2.

5.79 The retention of Existing Employment Areas and provision of new employment in the District is likely to help ensure residents have nearby access to these types of opportunities. Many of the Existing Employment Areas in particular are located within the currently developed areas of the larger settlements in Cannock Chase. This will help reduce the need for residents to travel longer distances. Where established sites are protected there may also be potential for sustainable transport links and car sharing to develop. Nevertheless, the potential intensification of existing uses and new employment uses as supported through both policies are likely to result in increased travel to employment sites. Some sites are less well related to the larger settlements, including some Existing Employment Areas and new allocations in the Green Belt. The protection of Existing Employment Areas (Policy SO4.1) is expected to result in less change in commuting patterns and a mixed minor positive and minor negative effect is recorded in relation to SA objective 4: climate change.

5.80 Policy SO4.2 seeks to mitigate the potential adverse impacts relating to travel longer distances to new employment sites by focussing 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 significant positive and significant negative effect in relation to SA objective 4: climate change is expected for Policy SO4.2.

5.81 The Existing Employment Areas included through Policy SO4.1 include one site which falls mostly within flood zone 2 at the Power Station Road Business Area in Rugeley. The new employment allocation at Power Station Road also falls within this same area of higher flood risk. As the Existing

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

Employment Areas set out through Policy SO4.1 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 this area. A negligible effect is therefore recorded in relation to SA objective 5: flooding for Policy SO4.1 and a minor negative effect is recorded for Policy SO4.2.

5.82 It is likely that the protection of mostly brownfield sites which are already currently in employment, through Policy SO4.1 would have limited impact on local character. Many of these sites lie within the existing urban areas although some are on land with moderate landscape sensitivity to development. While some lie within the Cannock Chase AONB, the maintenance as employment sites would have more limited impacts than if new employment sites were to be developed within the designation. The allocation of new employment land through Policy SO4.2 could lead to increased disruption of landscape character in the District. This includes land within the existing urban areas as well as land of moderate landscape sensitivity to the south east of Cannock and south of Norton Canes. None of the sites allocated lie within or close to the Cannock Chase AONB. Therefore, a negligible effect is expected for Policy SO4.1 and a minor 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 townscape will be influenced by the design of any proposals which come forward, which is unknown at this stage.

5.83 The safeguarding of Existing Employment Sites (Policy SO4.1) to allow for predominantly employment uses (and alternative use where certain criteria are met) could allow for the re-use of a small amount of brownfield land in the District. 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 Rugeley Power Station. 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 both policies. The positive effect expected for Policy SO4.2 is significant considering the large scale of some of the sites allocated. Policy SO4.2 is also expressly supportive of employment growth in sectors which promote clean growth principles and

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

renewable technologies, which as well as supporting benefits relating to climate change, could support growth in waste management sectors.

5.84 The potential to promote modal shift towards more sustainable transport modes is similar to that described above in relation to SA objective 4: climate change. As discussed, both 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 of existing and provision of new local employment opportunities is, however, likely to reduce the need to commute longer distances. Many of the Existing Employment Areas, in particular, are located within the currently developed areas of the larger settlements in Cannock Chase where many residents can easily access them. Some sites are less well related to the larger settlements, including some Existing Employment Areas and new allocations in the Green Belt. Existing Employment Areas and new site allocations sites that are identified near Cannock town centre would support increased use of Cannock railway station, while there are also a small number of Existing Employment Areas near to Rugeley railway station. Policy SO4.2 seeks to offset the potential increase in travel resulting from new employment uses in the plan area by requiring that these uses enhance active travel and sustainable travel opportunities. Overall, a mixed minor positive and negative effect is expected for both policies appraised in relation to SA objective 8: sustainable transport. For Policy SO4.2 the negative effect expected in combination is likely to be significant, as it includes new site allocations that are not well related to sustainable transport links and it supports high frequency of HGV movements relating to distribution uses.

5.85 Policies SO4.1: and SO4.2 are focussed on safeguarding existing and providing new employment land to meet the potential shortfall in employment land identified. 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 not expressly supportive of this type of use. Therefore, a negligible effect is expected for both policies in relation to SA objective 9: housing. It is also not expected that either policy would provide any substantial support for educational attainment in the plan area. A negligible

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

effect is therefore expected in relation to SA objective 10: education for Policies SO4.1 and SO4.2.

5.86 Many of the Existing Employment Areas and the new employment allocations are located in close proximity 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 residents at Rugeley would have nearby access to Aelfgar Surgery and those at Hednesford would have nearby access to St John's Surgery. There is also good access to green space network from most locations. Site users at these locations may be able to make use of these facilities at break times and before and after work, with a positive effect on SA objective 12: health and wellbeing. Some of the sites are less well related to healthcare facilities, however, and this includes some within the Green Belt.

5.87 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 both policies in relation to SA objectives 12: health and wellbeing and 13: recreation. The positive effect is combined with a minor negative effect in relation SA objective 12 for both policies given the more limited access to healthcare from some sites. The positive effect expected in relation to SA objective 13 for Policy SO4.2 is significant as it supports the enhancement of accessibility to the green space network.

5.88 The location of the majority of the Existing Employment Areas (Policy SO4.1) 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 of Cannock and Hednesford that lie within the Green Belt as well as those to the south of Norton Canes. Many of the new employment sites

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

set out through Policy SO4.2 are also located within the existing larger urban areas of Cannock and Rugeley where there will be access to services as well as bus stops which allow for access to those further afield. Through this policy employment development would also occur to the south of Norton Canes within the Green Belt. These locations are separated from the built up area by the M6 which could limit access to services at the settlement. A mixed positive and minor negative effect is therefore expected for both policies in relation to SA objective 14: services and facilities. For Policy SO4.4.2 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.

5.89 Significant positive effects are expected for Policies SO4.1 and SO4.2 in relation to SA objective 15: economy. These policies will help maintain and provide the required level of employment land for Cannock Chase which is identified as 50 hectares over the plan period. 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 EDNA (2019) which identified that 80% of employment land should be made available for industrial/distribution and warehousing.

5.90 Both policies would support employment uses at town centre or close to town centre locations. This could support increased footfall to the town centres and support their viability. Policy SO4.2: 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 support 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 Policy SO4.1 and a significant positive effect is expected for Policy SO4.2 in relation to SA objective 16: town centres.

5.91 The maintenance of existing employment uses and potential intensification or extension of 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 (Policy SO4.1) given that these locations are already developed, although changes in use could result in some level of harm to local character and heritage settings. The Existing Employment Areas are in close proximity to conservation areas in Cannock and Rugeley. 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 the Power Station Road Site in Rugeley which is with 250m 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 35]. 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 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 both policies. This reflects the reduced potential for development/changes of use at Existing Employment Areas to affect local character and the relatively low number of employment allocations in close proximity 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 SO4.3: Sustainable tourism and the rural economy
- Policy SO4.4: Live work units
- Policy SO4.5: Provision for local employment and skills

Table 5.6: Summary of likely sustainability effects for remaining employment policies for Local Plan Strategic Objective 4 (Policies SO4.3 and SO4.5)

SA objective	Policy SO4.3	Policy SO4.4	Policy SO4.5
SA1: Biodiversity and geodiversity	+?	-	0
SA2: Pollution	+/-?	+?	0
SA3: Previously developed land	+	0	0
SA4: Climate Change	+/-?	+?	0
SA5: Flooding	-?	-?	0
SA6: Landscape and townscape	+/-?	+	+
SA7: Waste	0	0	0
SA8: Sustainable transport	0	0	0
SA9: Housing	0	0	0
SA10: Education	+	0	+
SA11: Crime	0	0	0
SA12: Health and wellbeing	-?	-?	0
SA13: Recreation	-?	-?	0
SA14: Services and facilities	0	0	0
SA15: Economy	++	++	++
SA16: Town centres	0	+	+

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA objective	Policy SO4.3	Policy SO4.4	Policy SO4.5
SA17: Historic environment	+/-?	-?	0

Description of the likely sustainability effects of the preferred policies for encouraging appropriate rural economic development, live work development and the uptake of employment skills in the District

5.92 It is expected that many similar effects would result in relation to the SA objectives against which each of these three preferred employment/economy policies has been appraised. Each preferred 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.

5.93 Policy SO4.3: Sustainable tourism and the rural economy supports development within rural areas of the District that demonstrates how 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, an uncertain minor positive effect on SA objective 1: biodiversity and geodiversity is expected as this will depend on the location of the development and what mitigation measures are put into place. However, Policy SO4.4: Live work units Provision for local employment and skills is expected to have minor negative effects on SA objective 1: biodiversity as it could support the delivery of new development, but does not set out mitigation measures. While this development would primarily occur in residential areas the increase in residents in the plan area could result in increased recreational pressures on nearby green space which support biodiversity.

5.94 Additional development throughout the District is likely to increase the use of private vehicles. This is likely to be felt in particular within the rural areas of the District as modes of sustainable travel are likely to be more dispersed and

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

less reliable thereby increasing greenhouse gas emissions within the area. As such, minor negative effects are expected for Policy SO4.3 for SA objectives 2: pollution and 4: climate change. However, minor positive effects are expected against Policy SO4.3 for SA objectives 2: pollution and 4: climate change as the policy aims to safeguard the canal network for long term potential which could encourage use of the canal as a sustainable mode of transport thereby minimising greenhouse gas emissions associated with transport. Policy SO4.4 is also expected to have minor positive effects on those SA objectives as the policy encourages home working within residential areas which could reduce the need to travel to work.

5.95 Policy SO4.3 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, minor positive effects are expected against SA objective 3: previously developed land. Policy SO4.4 and SO4.5 are not expected to impact upon the potential to use land in a more efficient manner in the District.

5.96 A minor negative effect with uncertainty is expected against Policy SO4.3 in relation to SA objective 5: flooding as additional development is likely to increase the risk of flooding through the increase in impermeable surfaces, but the exact location for development is uncertain at this stage.

5.97 It is recognised that new development within the countryside could be detrimental to the character and openness of the rural area. Therefore, a minor negative effect is expected for Policy SO4.3 in relation to SA objective 6: landscape and townscape. However, this policy is also expected to have a minor positive effect against this SA objective as the policy seeks to safeguard and enhance the character of the rural area, especially with regard to the Cannock Chase AONB and the Green Belt. Uncertainty is also attached as the design and location of development is not yet finalised. Policies SO4.4 and SO4.5 are also expected to have minor positive effects against this SA objective as an increased level of people working from home and local training and employment creation can provide support to the wider local economy and local centres thereby supporting the revitalisation of local centres. Furthermore,

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

Policies SO4.4 and SO4.5 are likely to have a minor positive effect on SA objective 16: town centres as additional local employment is likely to lead to increased footfall within the main centres of the District.

5.98 Policies SO4.3 and SO4.5 are likely to have minor positive effects on SA objective 10: education. This is because Policy SO4.3 will 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, thereby raising awareness. Policy SO4.5 ensures that proposals for major development will contribute to the training and employability of local residents thereby improving the local economy.

5.99 Impacts on health and recreation will be dependent upon how land take to support employment growth impacts opportunities for physical activity in the District. Policies SO4.3 and SO4.3 could support more development in the District and some of this could potentially occurring at open space within the urban area or within accessible areas of the countryside at the Green Belt. As such a minor negative effect is expected in relation to SA objectives 12: health and wellbeing and 13: recreation for these two policies.

5.100 Each of these three policies seek to provide a different aspect to the overarching economic strategy to help meet the overall economic needs of the District over the plan period. As such, a significant positive effect is expected in relation to SA objective 15: economy for each policy. Policy SO4.3 would support proposals within the rural area to continue the growth of sustainable tourism and rural economy. Policies SO4.4 and SO4.5 both seek to provide additional space for employment, however they aim to provide additional development in different ways. Policy SO4.4 seeks to provide additional workspace within residential developments to accommodate the growing amount of people who work from home due to the COVID-19 pandemic and are likely to continue to want to do so. Policy SO4.5 seeks to support the training and employability of local residents by requiring that major developments that support substantial employment opportunities prepare an Employment and Skills Plan.

5.101 The loss of greenfield land that could result from development within the District is likely to have impacts in terms of the established character and the setting of heritage assets in the District. Therefore, Policy SO4.3 and SO4.4 are expected to have minor negative effects 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 and additional tourism developments raising awareness of the importance of local heritage assets. Policy SO4.3 is therefore also likely to have a minor positive effect in relation to this objective 17 as part of an overall mixed effect. Impacts relating to the historic environment for all three policies are uncertain given that they will depend partly on the design of new development which is unknown at this stage.

Strategic Objective 5: Supporting the provision of sustainable transport and communications infrastructure

5.102 This section summarises the SA findings for the preferred policy directions set out below Strategic Objective 5 in the Preferred Options Local Plan.

5.103 Seven preferred policy directions are presented in relation to providing choices for sustainable transport as well as infrastructure for communications in the District, as shown in Table 5.7 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

- 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 5.7: 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	++	+	++	++	+	++	+?
SA5: Flooding	+	0	0	0	+	0	0
SA6: Landscape and townscape	0	0	0	0	++	0	0
SA7: Waste	0	0	0	0	0	0	0

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA objective	Policy SO5.1	Policy SO5.2	Policy SO5.3	Policy SO5.4	Policy SO5.5	Policy SO5.6	Policy SO5.7
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	++	+	0

Description of the likely sustainability effects of the preferred policies for delivering choices for sustainable

transport as well as infrastructure for communications in the District

5.104 Negligible effects are expected in relation to many of the SA objectives for all the preferred 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 positive, with uncertainty attached in some cases.

5.105 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 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.

5.106 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 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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.

5.107 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 SO 5.5: Hatherton Canal Restoration Corridor are expected to be minor in relation to SA objectives 2, 4 and 8. Policy SO5.2 could help to support the sustainable transport network through the provision of travel information from digital sources and Policy SO5.6 supports sustainable transport links specifically at the Heatherton 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 Codes will be in terms of allocation of off-street parking. An approach that is not prescriptive enough may result in a level of off-street parking that encourages private car travel.

5.108 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.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

5.109 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.

5.110 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.

5.111 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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.

5.112 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.

5.113 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.

5.114 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: Create attractive town and local centres

5.115 This section summarises the SA findings for the preferred policy directions set out below Strategic Objective 6 in the Preferred Options Local Plan.

5.116 Seven preferred policy directions are presented in relation creating attractive town and local centres in the District. The appraisal of the preferred 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). The separate appraisal of this second group of policies allows for a more detailed analysis of the sites allocated through Policies SO6.5 to SO6.7.

5.117 The effects are shown in Table 5.8 and Table 5.9 below. The potential sustainability effects are described below each table.

Design 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 5.8: 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	++	0	+	++

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA objective	Policy SO6.1	Policy SO6.2	Policy SO6.3	Policy SO6.4
and townscape				
SA7: Waste	0	0	0	0
SA8: Sustainable transport	+	+	+	++
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	++	0	+	++

Description of the likely sustainability effects of the preferred 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

5.118 Preferred policies Policy 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 out to maintaining the vitality and viability of town centre uses and locations in the District.

5.119 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.

5.120 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 meeting the housing need of the District.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

5.121 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.

5.122 The town centres of the District not only provide the strongest access to services and facilities in the plan area but also plan 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 designated Strategic Town Centre 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.

5.123 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. 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.

5.124 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 area 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.

5.125 A significant positive effect is expected in relation to SA objectives 6: landscape and townscape 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 detriment of the historic character of town centre locations and Policy SO6.4 will promote high quality design in town centres which will help to preserve and enhance townscapes and local heritage. The policy 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 Policy SO6.3: Safeguarding existing town centre services. This policy is supportive of development which would help to deliver a masterplan or design code which is likely to help support the enhancement of townscapes as well as the setting of heritage assets in town centres.

Design 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 5.9: 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	++	++	+
SA10: Education	++?	++?	+?
SA11: Crime	0	0	0
SA12: Health and wellbeing	++	+	+
SA13: Recreation	+	+	+
SA14: Services and facilities	++	++	+

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA objective	Policy SO6.5	Policy SO6.6	Policy SO6.7
SA15: Economy	++	++	+
SA16: Town centres	++	+	+
SA17: Historic environment	--?/+	--?/+	--?/+

Description of the likely sustainability effects of the preferred policies for the allocation of redevelopment areas in the District’s town centres

5.126 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. However, the sites allocated through Policies SO6.5: Cannock Town Centre Redevelopment Areas, SO6.6: Rugeley Town Centre Redevelopment Areas and SO6.7: Hednesford Town Centre Redevelopment Areas are for the redevelopment of town centre sites which are likely to be less sensitive in these terms. Sites at Hednesford and Rugeley are, however, in relatively close proximity to Chasewater And The Southern Staffordshire Coalfield Heaths SSSI and Slitting Mill Brook BAS and Trent and Mersey Canal, Rugeley BAS, respectively. The development of land at these town centre locations may result in increased disturbance of habitats at these towns and therefore uncertain negative effects are recorded for Policies SO6.6 and SO6.7 in relation to SA objective 1: biodiversity. The negative effect recorded for Policy SO6.7 is significant given that development could result in harm to a national biodiversity designation. For all policies a minor positive effect is also recorded (resulting a mixed overall effect for Policies SO6.6 and SO6.7). Each policy requires that important green spaces in the respective town centres are protected.

5.127 Given that the sites being allocated through these policies are town centre redevelopment sites which comprise mostly brownfield land, their development would support the preservation of greenfield land in the District.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

Furthermore, none of the sites lie within an SPZ and none are expected to increase the level of traffic within an AQMA in the area. However, the site Land at Wellington Drive in Rugeley and sites Church Street, Beecroft Road Car Park and Avon Road / Hallcourt Lane in Cannock could all potentially deliver new residential uses adjacent to an A-road where residents could be subject to higher levels of noise pollution. Therefore, a minor positive effect is expected for all three policies in relation to SA objective 2: pollution. A minor negative effect is expected in combination for Policies SO6.5: Cannock Town Centre Redevelopment Areas and SO6.6: Rugeley Town Centre Redevelopment Areas.

5.128 As all sites being allocated are predominantly brownfield land a positive effect is also expected in relation to SA objective 3: previously developed land. The positive effect is expected to be significant for Policies SO6.5: Cannock Town Centre Redevelopment Areas and SO6.6: Rugeley Town Centre Redevelopment Areas given the higher number of sites and the cumulatively total area allocated.

5.129 The redevelopment of sites for a mix of uses including residential, offices and retail will place a high number of new residents in close proximity to existing services and facilities. This is particularly the case at Cannock and Rugeley, which are larger than the smaller town centre of Hednesford. Residents and site users at Hednesford would, however, benefit from the strongest access to a railway station considering the location of the sites allocated to Hednesford Railway Station which could encourage modal shift at this location. Policies SO6.5: Cannock Town Centre Redevelopment Areas and SO6.6: Rugeley Town Centre Redevelopment Areas seek to address this issue by requiring development to support active travel links to the railway stations. Overall, it is expected that all three policies would have a minor positive effect in relation to SA objective 4: climate change. New development will involve increased levels of greenhouse gases as it is occupied and requires power and heat and site users travel to and from these locations. The negative effect expected in combination for Policy SO6.5 is significant given that the policy includes land for a new decked car park which could maintain the prevalence of travel by car in the area.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

5.130 Most of the sites allocated through Policies SO6.5 to SO6.7 lie outside of higher 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, Rugeley. 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.

5.131 It is likely that the redevelopment of mostly brownfield in town centre locations will benefit the townscape of the areas in question. None of the sites lie in close proximity to the AONB 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.

5.132 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. Therefore, a minor positive effect is also expected in relation to SA objective 7: waste for all three policies.

5.133 Given that each of these locations provides access to a relatively high number of existing services and facilities, new residents located at mixed use sites will likely be able to make use of sustainable modes of transport for many journeys. In itself, the provision of mixed use development is likely to strengthen the potential for journeys to services and facilities to be made by foot or cycle. As discussed Hednesford town centre provides the strongest level of 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. Overall, a minor positive effect is expected for the three policies appraised in relation to SA objective 8: sustainable transport. For Policy SO6.5 this is combined with a minor negative effect considering the allocation of land for car parking.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

5.134 All sites set out for allocation through these policies include some level of housing. The number of sites included through Policies SO6.5: Cannock Town Centre Redevelopment Areas and SO6.6: Rugeley Town Centre Redevelopment Areas and their capacity for new development is higher than that for the sites included through Policy SO6.7 Hednesford Town Centre Redevelopment Areas. Therefore, a significant positive effect is expected for Policies SO6.5 and SO6.6 in relation to SA objective 9: housing. A minor positive effect is expected for Policy SO6.7 in relation to this SA objective.

5.135 Town centre sites at Cannock, Rugeley and Hednesford (Policies SO6.5, SO6.6 and SO6.7, respectively) are mostly within close proximity of 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 the three policies is uncertain.

5.136 The town centre locations allocations also provide nearby access to existing healthcare facilities and existing green spaces. At Cannock this includes Cannock Chase Hospital, while residents at Rugeley would have nearby access to Aelfgar Surgery and those at Hednesford would have nearby access to St John's Surgery. The requirement through Policies SO6.5 to and SO6.7 to protect the existing important green spaces in the town centres 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 for Policy SO6.5: Cannock Town Centre Redevelopment Areas is significant given the nearby access provided to a hospital.

5.137 All mixed use developments would help support access to new retail services. The new residents at these locations would benefit from access to existing services within the town centres. Considering the larger size of Cannock and Rugeley Town Centres compared Hednesford the positive effect recorded in relation to SA objective 14: services and facilities for Policies SO6.5 and SO6.6 is significant. Policy SO6.5: Cannock Town Centre Redevelopment

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

Areas also allocates sites for uses to respond to specific local circumstances which is likely to help provide services to meet local needs.

5.138 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 larger town centres in the plan area including the principle town centre at Cannock is likely to strengthen the job offer in the District. Therefore, the positive effects expected for Policies SO6.5: Cannock Town Centre Redevelopment Areas and SO6.6: Rugeley Town Centre Redevelopment Areas in relation to SA objective 15 are significant.

5.139 The uses allocated at Cannock Town Centre through Policy SO6.5 could also help to promote diversity in the uses at this location and address the existing poor levels of vitality and viability identified through the Cannock Chase Retail and Town Centre Uses Study (January 2021). Strengthened transport links between this town centre and the West Midlands Designer Outlet Village is likely to help increase footfall to both locations to benefit the local economy and the health of the town centre. The provision of mixed use development at Rugeley and Hednesford Town Centres (Policies SO6.6 and SO6.7) would help support the regeneration of these areas but would be less responsive to the specific needs of these areas and therefore the positive effect recorded for these policies in relation to SA objective 16: town centres is minor.

5.140 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. At all Town Centre locations brownfield land is included for allocation which could result in opportunities to enhance the historic environment.

5.141 Policy SO6.5: Cannock Town Centre Redevelopment Areas and SO6.6: Rugeley Town Centre Redevelopment Areas require that development ensures

the protection of these conservation areas. However, it is expected that the relatively large number of development allocations 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 36] indicates that there is potential for substantial impacts on heritage assets at sites at Hednesford Town Centre (the Uxbridge Street and Market Street site) and Cannock Town Centre (the Church Street and the Bus Station sites). There is also potential for less substantial impacts on heritage assets at sites at Rugeley Town Centre (the Rugeley Market Hall/Bus Station and Wellington Drive sites). A mixed minor positive and significant negative effect is expected in relation to SA objective 17: historic environment for Policies SO6.5, SO6.6 and SO6.7. The effect is uncertain given the potential for design solutions to mitigate impacts on nearby heritage assets. While the heritage impact work for the sites at Rugeley indicate that development could have less substantial impacts, the relatively high number of sites at this location (particularly when compared to Hednesford Town Centre) could result in cumulative impacts on heritage assets and local character. Furthermore, this area contains a particularly high concentration of heritage assets and the infrastructure required to support new sites could have further impacts on these assets.

Strategic Objective 7: Protecting and enhancing the natural environment

5.142 This section summarises the SA findings for the preferred policy directions set out below Strategic Objective 7 in the Preferred Options Local Plan.

5.143 Eight preferred policy directions are presented in relation to protecting and enhancing the natural environment in the District. The appraisal of the preferred 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

environment, promote biodiversity net gain and conserve and enhance landscape character (including that of the Cannock Chase AONB) (Policies SO7.1 to SO7.5). The second group of policies relate to Green Belt and the 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.

5.144 The effects are shown in Table 5.10, Table 5.11 and Table 5.12 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 AONB

Table 5.10: 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 SO7.5)

SA objective	Policy SO7.1	Policy SO7.2	Policy SO7.3	Policy SO7.4	Policy SO7.5
SA1: Biodiversity	++	++	++	+	+

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA objective	Policy SO7.1	Policy SO7.2	Policy SO7.3	Policy SO7.4	Policy SO7.5
and geodiversity					
SA2: Pollution	+	+	+	+	+
SA3: Previously developed land	0	0	0	0	0
SA4: Climate Change	+	+	+	+	+
SA5: Flooding	+	+	0	+	0
SA6: Landscape and townscape	+	+	+	++	++
SA7: Waste	0	0	0	0	0
SA8: Sustainable transport	0	0	+	0	0
SA9: Housing	-?	0	-?	-?	-?
SA10: Education	0	0	+	0	0
SA11: Crime	0	0	0	0	0
SA12: Health and wellbeing	+	+	+	+	+
SA13: Recreation	+	+	+	++	+

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA objective	Policy SO7.1	Policy SO7.2	Policy SO7.3	Policy SO7.4	Policy SO7.5
SA14: Services and facilities	0	0	0	0	0
SA15: Economy	-?	0	+/-?	+/-?	+/-?
SA16: Town centres	0	0	0	0	0
SA17: Historic environment	+	+	+	+	+

Description of the likely sustainability effects of the preferred policies for protecting and enhancing the natural environment including biodiversity and landscape character

5.145 Polies SO7.1 to SO7.5 are all expected to have positive impacts on the natural environment in Cannock Chase District. For Policies SO7.1 to SO.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 and a requirement for them to provide biodiversity net gains. Delivery of biodiversity net gains is expanded upon in Policy SO7.2: Biodiversity net gain. Through this policy it is indicated that biodiversity net gain will be delivered through re-creation of priority habitats and ecological networks as part of a District-wide biodiversity network. The approach to achieve biodiversity net gain will help meet the proposals set out in the Environment Bill. Policy SO7.3 is also likely to make a valuable contribution to protecting and enhancing biodiversity within the District. This policy it 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.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

5.146 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 AONB). 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.

5.147 The protection and enhancement measures relating to the natural environment outlined in all of Policies SO7.1 to SO7.5 are 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.

5.148 The delivery of biodiversity net gain in line with Policies SO7.1: Protecting, conserving and enhancing biodiversity and geodiversity and SO7.2: Biodiversity net gain 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 an area for flood water to permeate into. As such, a minor positive effect is expected for these policies in relation to SA objective 5: flooding.

5.149 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 concerned with

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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 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 AONB. Therefore, the positive effect expected for these policies in relation to SA objective 6: landscape and townscape is significant.

5.150 Policy SO7.3: Special Areas of Conservation sets out potential mitigation measures that development proposals within a 15km radius 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.

5.151 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. Therefore, a minor negative effect is expected in relation to SA objective 9: housing for these policies. The effect is uncertain given that housing may be provided at other locations in the District to meet the local housing need.

5.152 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.

5.153 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 recreations at new and preserved green spaces. It will also provide opportunities for appropriate interactions with nature which is shown to

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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 and SA objective 13: 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 wider green space network.

5.154 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. The effect is uncertain as it is likely that sufficient employment land to meet the District's needs might be identified in other areas. 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 AONB is also likely to benefit the local tourist economy. A minor positive effect is therefore also expected in combination in relation to SA objective 15 for Policies SO7.4: Protecting, conserving and enhancing landscape character and SO7.5: Protecting, conserving and enhancing the Cannock Chase Area of Outstanding Natural Beauty. Policy SO7.5 also supports some development in the AONB where it can demonstrate benefits for the community and local businesses.

5.155 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

these policies in relation to SA objective 17: historic environment. The more general protection of the natural environment and European designations set out through Policies SO7.1 to 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. Therefore, a minor positive effect is expected for these three policies in relation to SA objective 17.

Natural environment policy options

- Policy SO7.6: Protecting, conserving and enhancing the Green Belt
- Policy SO7.8: Protecting, conserving and enhancing the green space network

Table 5.11: 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	++	++

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA objective	Policy SO7.6	Policy SO7.8
SA7: Waste	0	0
SA8: Sustainable transport	0	+
SA9: Housing	-?	-?
SA10: Education	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 preferred policies for protecting and enhancing the Green Belt and green space network

5.156 Both policies are expected to have positive impacts on the natural environment in Cannock Chase. Policy SO7.6: Protecting, conserving and enhancing the Green Belt and Policy SO7.8: Protecting, conserving and enhancing the green space network, 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 country park in association with the large strategic site allocations at South of

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

Lichfield Road. 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 local 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 the green space network with the highest degree of protection from development. This is likely to ensure that valuable local habitats are protected and support habitat connectivity in the District.

5.157 Although less direct, the protection and enhancement measures for the natural environment outlined in both policies are 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.

5.158 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.

5.159 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

6: landscape and townscape. Policy SO7.8: Protecting, conserving and enhancing the strategy green space network is also expected to have positive effects in relation to SA objective 6: landscape and townscape. The green space network in the District contributes positively to local landscape character as well as the attractiveness of townscapes in the District. 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.

5.160 Policy SO7.8: Protecting, conserving and enhancing the green space network set out how development proposals within the green space network must provide well designed, safe and convenient active travel routes that link to wider networks. As such, this policy may help to encourage sustainable travel in the plan area. A minor positive effect is expected for Policy SO7.8 in relation to SA objective 8: sustainable transport.

5.161 It is likely that Policies SO7.6 and SO7.8 could 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. Policy SO7.6 is supportive of development at areas within the green space network in certain circumstances, including where it is required for education purposes. A minor positive effect is therefore expected for this policy in relation to SA objective 10: education.

5.162 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 recreations. 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. In the case of Policy SO7.8, it is set out that new homes should contribute to the delivery of provision for sports and leisure, create healthy living and active travel routes. Furthermore, this policy states that additional areas of green spaces of particular importance to local communities will be given additional protection

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

against development. A significant positive effect is therefore expected for each of the policies in relation to SA objective 12: health and wellbeing and SA objective 13: recreation.

5.163 The protection and enhancement of the 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.

5.164 The delivery of new areas of open space 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 policy option

- Policy SO7.7: Amendments to the Green Belt

Table 5.12: 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 SO7.7
SA1: Biodiversity and geodiversity	

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA objective	Policy SO7.7
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
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 preferred policy for amendments to the Green Belt

5.165 Policy SO7.7 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. This 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 to the north of Norton Canes and east of Heath Hayes 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 lie in close proximity to Cannock Extension Canal SAC as well as School Lane BAS and SBI. Therefore, significant negative effects are expected in relation to SA objective 1: biodiversity and geodiversity. However, this effect is expected to be combined with a minor positive effect. Policy SO7.7 requires that mitigation measures are incorporated to compensate for the loss of Green Belt land. This may include new or enhanced green infrastructure, woodland planting and improvements to biodiversity.

5.166 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. With the exception of the site East of Wimblebury Road all of the sites 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. While none of the sites lies within an SPZ, each of the sites allocated to the east of Heath Hayes, lie directly adjacent to an AQMA. This is also the case for the sites to the south of Norton Canes. 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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 additional noise and air pollution that emanate from these sites. These types of provision could also help to mitigate adverse impacts that could affect new residents at these sites.

5.167 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 in close proximity to the town centres in the plan area where the highest number of existing services and facilities and strongest 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 site to the south of Norton Canes is separated from that settlement by the M6 which could limit the potential for journeys to be made by active modes of transport. 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 reflective of requirement for mitigation measures which is set out in the policy. These measures may include new or enhanced green infrastructure, woodland planting and new or enhanced active travel routes. These requirements are likely to improve the rates of carbon sequestration and encourage the use of sustainable modes of transport from the allocated sites.

5.168 The majority of the sites allocated within the Green Belt do not lie within Flood Zones 2 or 3. However, Policy SO7.7 includes one site between A5 and M6 toll which included a portion of land in flood zones 2 and 3 thereby increasing the risk of flooding. The allocation of mostly greenfield at each site will also 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

could help to promote natural flood management techniques. As such, the minor negative effect recorded is combined with a positive effect.

5.169 It is likely that the development of portions of the Green Belt 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. The development of Green Belt could also contribute to the coalescence of settlements in the plan area; most notably Heath Hayes and Norton Canes. However, the policy 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.

5.170 Given that Policy SO7.7 allocates five sites for residential development and two sites for economic development it is likely to contribute to the local need for housing and employment development. As such, a significant positive effect is expected in relation to SA objectives 9: housing and 15: economy.

5.171 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 and those to the east of Heath Hayes are well related to either a primary school or secondary school or both. The delivery of new residential development could place some additional pressures on existing education facilities and therefore the minor positive effect expected in relation to SA objective 10: education is uncertain.

5.172 The Green Belt allocations for housing development to the east of Heath Hayes and north of Norton Canes are relatively well related to existing healthcare facilities. However, some of the other sites are at locations where journeys to existing healthcare would be 1km or more. This includes all employment sites from which employees may seek to access healthcare facilities before and after work and during break times. With the exception of the

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

sites to the south of Norton Canes (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 within close proximity to parts of green space network. All sites could provide residents with opportunities to access the open countryside given that they lie within the Green Belt. Furthermore, the requirement for mitigation measures set out through Policy SO7.7 include the provision of new or enhanced green infrastructure, active travel routes and recreational uses. As such, a mixed minor positive and minor negative effect is expected in relation to SA objectives 12: health and wellbeing and 13: recreation for Policy SO7.7.

5.173 Considering the description of the sites in relation to the existing local centres, healthcare and education facilities a similar minor positive and minor negative effect is also expected in relation to SA objective 14: services and facilities.

5.174 The residential sites to the east of Heath Hayes and to the north of Norton Canes are located within close proximity to the 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.

5.175 Most of the sites set out for release from the Green Belt are not located in close proximity to designated heritage assets. The exception to this is land to the south of Lichfield Road which is in close proximity to Grade II Listed New Hall Farmhouse. However, as the design of the developments are unknown at this stage there is potential for development to disrupt or enhance the existing local character of the District in a number of other locations. As such, an uncertain minor negative effect is expected in relation to SA objective 17: historic environment for Policy SO7.7.

Strategic Objective 8: Support a Greener Future

5.176 This section summarises the SA findings for the preferred policies set out below Strategic Objective 8 in the Preferred Options document. To ensure that

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

that the sustainability effects of the preferred 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.

5.177 In total eight preferred policies are included in relation to the policy approach of supporting a greener future in the District through the Local Plan, as shown in Table 5.13 and Table 5.14 below. The potential sustainability effects are described below each table.

Greener future policy options

- 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 5.13: 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA Objective	Policy SO8.1	Policy SO8.2	Policy SO8.3	Policy SO8.4
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
SA13: Recreation	0	0	+	0
SA14: Services and facilities	0	0	+	0
SA15: Economy	+/-	+/-	+/-	+/-
SA16: Town centres	0	0	0	0

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA Objective	Policy SO8.1	Policy SO8.2	Policy SO8.3	Policy SO8.4
SA17: Historic environment	+?	0	-?	0

Description of the likely sustainability effects of the preferred policies for achieving net zero development, sustainable design and the management of flood risk in the District

5.178 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.

5.179 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 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.

5.180 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:

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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 through the integration with 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.

5.181 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.

5.182 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.

5.183 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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 and the Council's more ambitious aim to be zero carbon by 2030. As such significant positive effects are expected in relation to SA objectives 4: climate change for each preferred policy.

5.184 A significant positive effect is expected in relation to SA objective 5: flooding for Policy SO8.4: Managing flood risk as the main aim of the policy is to reduce the risk of flooding through natural flood management techniques and directing development away from areas at risk of flooding. 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.

5.185 Through Policy SO8.3: Sustainable design, major development should also demonstrate how they have minimised the use of non-renewable natural resources and maximised the re-use and recycling of materials. 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.

5.186 At major developments, Policy SO8.3: Sustainable design requires that major developments incorporate electric vehicle charging infrastructure as well as active travel routes and bus service provisions. A significant positive effect is therefore also expected for this policy in relation to SA objective 8: sustainable transport.

5.187 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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.

5.188 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 policy options

- Policy SO8.5: Avoiding air, water, soil, noise and light pollution
- Policy SO8.6: Brownfield and despoiled land and under-utilised buildings
- Policy SO8.7: Safeguarding mineral reserves
- Policy SO8.8: Managing waste

Table 5.14: 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	0
SA10: Education	0	0	0	0
SA11: Crime	0	0	0	0
SA12: Health and wellbeing	+	0	0	+

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

SA Objective	Policy SO8.5	Policy SO8.6	Policy SO8.7	Policy SO8.8
SA13: Recreation	0	0	0	0
SA14: Services and facilities	0	0	0	0
SA15: Economy	0	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 preferred policies for addressing pollution, supporting the re-use of brownfield land, safeguarding minerals and managing waste in the District

5.189 Policies SO8.5 to SO8.8 focus on a 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.

5.190 Policy SO8.5: Avoiding air, water, soil, noise and light pollution is expected to have a significant positive effect in relation to SA objective 2: pollution. This policy directly seeks to minimise all types of pollution (including those relating to soils, air, water, noise and light) from development. Development should not have unacceptable harm in relation to pollution on human health and the natural environment. To help minimise the adverse impacts of pollution, the policy is supportive of the implementation of green

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

infrastructure, good design and building layout. These measures are likely to help reduce the risk of flooding, create healthier spaces for residents and support habitat creation and habitat connectivity. As such, minor positive effects are expected in relation to SA objectives 1: biodiversity and geodiversity, 5: flooding and 12: health and wellbeing for Policy SO8.5.

5.191 Promoting the re-use of brownfield land in the District and supporting appropriate opportunities to remediate despoiled land is likely to help address existing issue of pollution in the plan area. Therefore, a significant positive effect is also expected for Policy SO 8.6: Brownfield and despoiled land and under-utilised buildings in relation to SA objective 2.

5.192 A significant positive effect is also expected for Policy SO 8.6 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 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 undue implications for local wildlife.

5.193 Policies SO8.5 to 8.8 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 8.6) 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 waste hierarchy and managing waste 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 preserved.

5.194 Minor positive effects are expected in relation to SA objective 6: landscape and townscape in relation Policies SO8.5: Avoiding air, water, soil,

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

noise and light pollution and SO8.6. Policy SO8.5 will help to protect the quality (including tranquillity) of local landscapes by limiting light and noise pollution. Furthermore, bringing brownfield sites into use in line with Policy SO8.6 is likely to help benefit the character of the District.

5.195 Through Policy SO8.8, all major development proposals will be expected to follow the waste hierarchy. Waste prevention sits at the top of hierarchy, with re-use, recycling, other recovery and disposal 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 is also expected to have a significant positive effect in relation to SA objective 7: waste. This policy seeks to utilise secondary and recycled material in development proposals rather than primary minerals.

Cumulative effects

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

5.196 The Local Plan sets out a relatively high level of development (6,016 homes and 50ha 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 and 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 furthermore that some intensively cultivated greenfield sites might have more limited ecological value). Furthermore, all sites lie with the 15km buffer established around the Cannock Chase SAC where residential development could lead to increased recreational pressures on the SAC.

5.197 The sites allocated for residential development through Policy SO3.1 include some located in close proximity to internationally designated sites. This includes a number of residential allocations at the 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.

5.198 The HRA found that all allocated sites have potential for significant effects on the Cannock Chase SAC and Cannock Extension Canal SAC due to either physical loss of habitat, air pollution, recreation pressure/urban impacts and/or changes in water quantity/quality associated with new residential development. However, through the appropriate assessment stage of the HRA, it was found that sufficient policy safeguards are included in the Local Plan to conclude there will be no adverse effects on the integrity of any European sites, as a result of physical habitat loss or changes in water quantity/quality, either alone or in

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

combination with other plans or projects. For recreation pressure and air pollution effects (which could arise from all of the allocated sites in combination) the HRA has not yet been able to conclude no adverse effects on integrity of the two SACs due to insufficient evidence being available at this stage. It is anticipated that this evidence will be available to inform the Regulation 19 Local Plan policies and HRA conclusions.

5.199 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.

5.200 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 protection of designated sites and requiring major developments to achieve net gains to biodiversity with more detail provided 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: Special Areas of Conservation. Policies SO7.5: Protecting, conserving and enhancing the Cannock Chase Area Of Outstanding Natural Beauty, SO7.6: Protecting, conserving and enhancing the Green Belt and SO7.8: Protecting, conserving and enhancing the green space network 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.

5.201 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

5.202 Providing a relatively high level of development over the plan period is likely to result in increased number of journeys in the plan area. This is likely to result as homes and businesses are occupied. There is also potential for water pollution and loss of higher value agricultural soils given that the level of development will require some development to occur within Source Protection Zone 3 and on Grade 3 value agricultural land. New residents could be affected by noise pollution where development occurs by 'A' roads.

5.203 Of the residential and employment site allocations set out through Policies SO3.1 and SO4.2, those to the south of Cannock and Norton Canes have the potential to lead cumulatively to increased air pollution within the AQMA along the A5. This includes the relatively large employment sites at Turf Field at Norton Cane and between the A5 and M6 Toll towards Bridgtown. Policy SO4.2 seeks to limit the potential for adverse impacts on the AQMA from employment development by requiring that developments which would result in large number of HGV movements will be directed to areas with good access to the strategic road network where impacts upon air quality can be avoided and mitigated.

5.204 Cumulative impacts on the air quality within the AQMA at Five Ways Island in Heath Hayes may also result given the residential site allocations to in Heath Hayes and Norton Canes. Most notably this includes sites South of Lichfield Road, East of Wimblebury Road and North of Hednesford Road where 875, 410 and 175 dwellings would be delivered in Heath Hayes and Norton Canes. Of these sites only new residents at South of Lichfield Road are expected to be affected by particularly high levels of noise pollution given the close proximity of the A5190, however, there are other site allocations which may be subject to the same issues given the location adjacent to an 'A' road.

5.205 Many of the sites allocated lie on brownfield land or greenfield land which is of Grade 4 agricultural value or lower. However, the South of Lichfield Road

site as well as a number of smaller sites to the north west of Hednesford lie on Grade 3 agricultural land. 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 north of Hednesford to the south of Rugeley fall within this area meaning some more limited adverse effects may result.

5.206 The Local Plan sets out its approach to avoid and mitigate pollutions of all type through Policy SO6.5: Avoiding air, water, soil, noise and light pollution. Development which results in unacceptable on harm to human health or the natural environment will not be permitted. Furthermore, where relevant, major developments are required to demonstrate how they will avoid adverse impacts on AQMAs. 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.

5.207 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

5.208 The level of development to be delivered over the plan period is likely to 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

materials and buildings might result. This includes a number of sites set out as Town Centre Redevelopment Areas (Policies SO6.5 to SO6.7) within the existing settlement edge of Cannock, Hednesford and Rugeley. 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. Conversely, the plan also allocates some larger greenfield sites, most notably the large residential sites East of Wimblebury Road, South of Lichfield Road and Hednesford Road which also take in some land within the Green Belt.

5.209 Promoting the re-use of brownfield land to preserve greenfield land in the District is specifically set out through Policy SO8.6: Brownfield and despoiled land and under-utilised buildings. This policy also seeks to promote the re-use of existing buildings within the settlement boundaries. Policy SO7.6: Protecting, conserving and enhancing the Green Belt may also help to promote the recycling of derelict urban land, in line with the five purposes of Green Belt.

5.210 Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to efficient land use.

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

5.212 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 in close proximity to existing services and facilities and job opportunities as well as sustainable transport nodes travel may help to limit reliance on the private vehicle. Much of the new housing 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. There are some residential sites allocated where the nearest

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

centre is a Local or District Centre including Hawks Green, Norton Canes, Heath Hayes, Chadsmoor, Bridgtown, Fernwood Drive 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 Hednesford Road would form an extension to the developed area in the District, however, these locations are at the less substantial settlements of Heath Hayes and Norton Canes.

5.213 A number of Town Centre Redevelopment Areas have been allocated for new residential use, services and facilities and employment support uses at Cannock, Rugeley and Hednesford through Policies SO6.5, SO6.6 and SO6.7. Development at these locations could encourage the use of more sustainable modes of transport to access services and facilities and jobs. Each location is relatively well related to existing rail services which could encourage increased travel by this mode. Policies SO4.1 and SO4.2 safeguard existing and allocate new employment land in the plan area to meet the needs of the District. This is likely to help instil some degree of self-containment and limit the need to travel longer distances for some residents. These policies would, however, also maintain some existing employment areas within more isolated parts of the Green Belt. Furthermore, some new employment sites to the south of Norton Canes and south east of Bridgtown are allocated within the Green Belt. These allocations are considered less likely to support modal shift particularly given that the new sites by Norton Canes and Bridgtown, would be separated from the existing developed area by the M6 Toll.

5.214 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. Major developments are required

to adhere to the principles for sustainable design which are included in Policy SO8.3. These include support for onsite production and use of low and zero carbon energy and heat as well as infrastructure for low emissions vehicles.

5.215 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

5.216 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 within the settlement of Rugeley through which Rising Brook flows. The employment allocation at Power Station Road (Policy SO4.2) and Town Centre Redevelopment Area at Rugeley Market Hall/Bus Station (Policy SO6.6) (both in Rugeley) fall within flood zone 2. It is noted, however, that Rugeley town now benefits from a flood alleviation scheme which will help to mitigate these issues.

5.217 The allocation development sites in the plan area to include substantial areas of greenfield land could reduce the extent of permeable surfaces available for infiltration. The plan includes large allocated residential sites East of Wimblebury Road, South of Lichfield Road and Hednesford Road as well as the relatively large employment sites between A5 and M6 Toll towards Bridgtown and Turf Field to the south of Norton Cane. 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 the incorporation of SuDS.

5.218 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. 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 (Policy SO7.8: Protecting, conserving and enhancing the green space network) will also help to address flood risk in Cannock Chase.

5.219 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

5.220 Much of Cannock Chase District falls within the Cannock Chase AONB 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 AONB land in Cannock Chase. It also takes in land to the east of Hednesford and Cannock. This open land prevents the coalescence of Norton Canes and Cannock within the District. The land within the AONB 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 or are classified as urban. New development between settlements in the District could potentially contribute to coalescence.

5.221 No site allocations are provided for in the AONB. However, residential allocations in Hednesford and Brereton at the edge of the AONB could impact upon its setting. This includes a number of sites to the north west of Hednesford at Pye Green Road and Bradbury Lane and to the north east of Hednesford at Rawnsley Road. While none of these sites are over 80 homes, there is potential for cumulative adverse impacts on the setting of the AONB, particularly when considering construction which is already occurring at the 750 dwelling site at West of Pye Road. Similar cumulative impacts may result at sites to the south

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

east of Brereton. The largest of these sites (93 homes) and closest to the AONB at Brereton is the Former Kodak Processing Site and Transport Depot. However, this is a brownfield site meaning that redevelopment may provide opportunities for improvements in visual amenity.

5.222 To the south east of the District the allocation of the large residential sites East of Wimblebury Road, South of Lichfield Road and Hednesford Road include land within the Green Belt which currently acts to prevent coalescence between these settlements as well as with Burntwood in Lichfield. While these sites are all of moderate landscape sensitivity, considered cumulatively they could act to reduce the perception of separation between these settlements. 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.

5.223 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 Area of Outstanding Natural Beauty 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 AONB and Green Belt. Through Policy SO7.7: Amendments to the Green Belt seven sites are to be released from the Green Belt for development including those between Heath Hayes and Norton Canes, thereby contributing to a degree of coalescence between these settlements. This policy seeks to offset the loss of Green Belt land by requiring landscape and visual enhancements as part of any new development.

5.224 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

5.225 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

5.226 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 out as Town Centre Redevelopment Areas (Policies SO6.5 to SO6.7) within the existing settlement edge of Cannock, Hednesford and Rugeley and the large Rugeley Power Station site to the north east of the District. At these locations are likely to be increased opportunities to re-use existing materials and building onsite.

5.227 Policy SO8.6: Brownfield and despoiled land and under-utilised buildings seeks to promote the re-use of brownfield land and existing buildings within the settlement boundaries. The NPPF includes as one of its five purposes for the designation of Green Belt the promotion the recycling of derelict urban land. Policy SO7.6: Protecting, conserving and enhancing the Green Belt may therefore also help to support the redevelopment of greenfield sites in Cannock Chase. The principles for sustainable design which are to be achieve at major developments (Policy SO3.2: Sustainable design) include minimising the use of non-renewable natural resources, and maximising the re-use and recycling of 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 levels of recycling at major developments during the construction and operational phases of development.

5.228 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

5.229 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. Residents will need to access services and facilities and jobs. Where new sites are located in close proximity 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, Chadsmoor, Bridgtown, Fernwood Drive and Brereton) and access to services and facilities are likely to be more limited here. Only a small number of sites, most notably the housing site at Rawnsley Road in Hazelslade is less well related to centre locations and not in close proximity to frequent sustainable transport services.

5.230 The inclusion of Town Centre Redevelopment Areas at Cannock, Rugeley and Hednesford, through Policies SO6.5, SO6.6 and SO6.7 would 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. The safeguarding of existing and allocation of new employment land in the plan area (Policies SO4.1 and SO4.2) to meet the needs of the District, is likely to help promote some degree of self-containment,

limiting the need to travel longer distances for some residents. However, maintaining existing employment areas within more isolated parts of the Green Belt and allocating new employment sites to the south of Norton Canes and south east of Bridgtown within the Green Belt is considered less likely to support travel by more sustainable modes. The new employment sites in question, by Norton Canes and Bridgtown, would be separated from the existing developed area by the M6.

5.231 The plan sets out an 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. The Council is also to continue to work to maintain and enhance the transport system including bus and rail services and cycling and walking routes. Policy SO5.6 specifically safeguards 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.

5.232 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

5.233 The plan allocates enough land for housing to meet the District's unmet need of 5,516 between 2018 and 2038. Cannock Chase forms part of the Greater Birmingham and Black Country Housing Market Area and the total 6,016 dwellings to be provided over the plan period includes a 500 home contribution to the short fall 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 at least 20% of the total number of dwellings to be delivered, is also set for all major housing developments through this policy. 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. 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 at major developments given that the sustainable design principles set out through Policy SO8.3 require that proposals should meet or exceed the standards set out by the Home Quality Mark or an equivalent. The specific needs of Gypsies and Travellers in the plan area will be met through Policy SO3.4. The development of a further 11 residential plots to meet the identified longer term needs of this group is to be supported.

5.234 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

5.235 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 settlement edges of the larger settlements of Cannock, Hednesford and Rugeley. These locations all benefit from primary and secondary schools. Some sites to the east of Heath Hayes (including those within the Green Belt at Wimblebury Road and Lichfield Road) as well as to the south Bridgtown, north east of Hednesford, south of

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

Norton Canes and east of Rugeley 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. The existing capacity for schools to accommodate new pupils is to some extent unknown, meaning effects relating to educational attainment are partially uncertain. The threshold for providing onsite new primary facilities is 700 homes. Therefore, the sites allocated for 875 and 1,000 homes at Lichfield Road and Rugeley Power Station could help support new provision in areas of the District where there is currently more limited access to education facilities. It is noted that these areas will still have limited access to secondary school facilities.

5.236 Policy SO2.1: Safeguarding the provision of community infrastructure most directly seeks to address the need to deliver of new social infrastructure (including education) to support the community. 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. Policy SO4.5: Provision for local employment and skills will support the training of local people by requiring that major developments which create more than 50 full time equivalent jobs are supported by Employment and Skills Plan

5.237 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

5.238 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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.

5.239 However, Policy SO1.3 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. 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.

5.240 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

5.241 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 sites are less well related to these facilities and where sites have been allocated on areas of open space the use of these sites for physical activity may be lost to development. The Town Centre Redevelopment Areas allocated at 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 may also be

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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.

5.242 The Local Plan's potential to improve the health and wellbeing of residents in the District is 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 would seek to protect and improve public health by supporting the provision of community infrastructure, requiring health and amenity standards where new development is delivered and supporting the provision of leisure and sports facilities. Active travel potential in the District is supported through Policy SO2.4: Providing opportunities for healthy living and activity. This policy supports the integration of active travel route and multifunctional open spaces into new developments. Active travel options 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 negative impact on resident's health. Policy SO2.5: Allotments and community food growing may allow residents to make use the natural environment as a means to improve their wellbeing by supported developments that provide space for community food growing sites.

5.243 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 vital areas of Green Belt for recreational purposes and the protection and enhancement of the Green Infrastructure Network, respectively. Increased levels of physical activity and opportunities to come into contact with nature are likely to arise from the measures in these policies.

5.244 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

5.245 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 site residential sites and the majority of the employment sites allocated are located in close proximity to an open space within the green space network. All sites are located within areas of open space which do not necessarily form part of the network. Sites allocated within the Green Belt (Policy SO7.7: Amendments to the Green Belt which allocated large sites at Wimblebury Road, Lichfield Road and Hednesford Road) 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. There are other sites allocated which include areas of open space and/PRoWs where development could result in loss of that feature or impact upon its access for residents in the plan area.

5.246 The Local Plan, through Policy SO2.2: Safeguarding health and amenity requires that major developments are linked to or add to the greenspace network and are 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 supported at major developments through Policies SO2.3 and SO2.4. Policy SO7.4: 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 provision is to link with the wider green space network, which is likely to contribute positively to open space access across the District.

5.247 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

5.248 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 address 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 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 and Norton Canes at Hednesford 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. 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. These Town Centre Redevelopment Areas 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.

5.249 The hierarchal approach to Town and Local Centre uses set out in Policy SO6.1 is expected to further protect and enhance the 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 this type of development is directly firstly towards the centres of the District. Through Policy SO6.3, existing town centre services are safeguarded by restricting change of use development except in certain circumstances.

5.250 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 seeks 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: Communications technology. This policy requires the installation of new communications infrastructure at major developments from the point of first occupation.

5.251 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

5.252 Policies SO4.1 and SO4.2 set out requirements for safeguarding existing employment land and the provision of new areas of employment land, respectively. The protection 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 46 and 66ha (net). While all employment site allocations are expected to

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

support economic growth in the plan area, some may be less accessible to residents (particularly by active modes). This includes the Green Belt sites to the south east of Bridgtown and south of Norton Canes which are separated from the existing developed area by the M6. It is recognised, however, that the close proximity of both sites to junctions on the strategic road network may make them attractive to potential employers. The remaining policies under Strategic Objective 4: A vibrant local economy and workforce, are also expected to benefit economic growth in the District. Policy SO4.5 seeks to ensure local people can benefit from training and skills learning from major developments. 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 also provides opportunities for the tourism sector. Policy SO4.3 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. Policy SO4.4 will improve the ability of people to work at home through live work units, which may be of particular importance in the light of the Covid-19-pandemic. Furthermore, Policy SO5.2: Communication technologies will provide businesses with the infrastructure they require to function and could also support remote working in Cannock Chase.

5.253 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 by strengthening the job and service offers in the main town centres. 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.

5.254 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

5.255 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. The redevelopment of Town Centre locations could help to improve the aesthetic quality of these locations, particularly given that these sites 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.

5.256 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)

5.257 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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.

5.258 The heritage impact assessment work [See reference 37] undertaken by the Council indicates that some of the allocated residential sites across all settlements in the plan area and a number of mixed use sites 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 of Heath Hayes and Hednesford Road to the north of Norton Canes as well as town centre sites at Cannock (Avon Road, Park Road Bus Station, Church Street) and Hednesford (Uxbridge Street and Market Street). The development of a number of the other residential sites and town centre sites have 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 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 will also be influenced by the detailed proposals which come forward at the planning application stage.

5.259 Through Policies SO1.1: Protecting the Historic Environment and SO1.2: Enhancing the quality of the built environment, the Local Plan includes the requirement for proposals to conserve and enhance historic areas, sites, buildings and archaeological remains and contribute positively to the townscape and landscape. The Town Centres of 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 development in these locations are designed to be of a high quality to help preserve and enhance the historic environment including conservation areas and listed buildings.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

5.260 Overall, a cumulative uncertain mixed minor positive and minor significant effect is expected in relation to the historic environment.

Table 5.15: Likely sustainability effects of the policies in the Preferred Options 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
Vision	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
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	0	++
Policy SO1.2	+	+	0	+	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
Policy SO2.5	+	0	+	+	+	+	0	0	-?	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
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	0	+/-?
Policy SO4.1	-?	+/-	+	+/-	+/-	0	+	+/-	0	+	0	+/-	+	+/-	++	+	-?
Policy SO4.2	-?	-	--	++/--	+/-	-?	++	--/+	0	+	0	+/-	++	+/-	++	++	-?
Policy SO4.3	+	+/-	+	+/-?	-?	+/-?	0	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	++	+	0
Policy SO5.1	+	++	0	++	+	0	0	++	0	0	0	+	+	++	+	+	0
Policy SO5.2	0	+	0	+	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	0	++	+	++	++
Policy SO6.2	0	+	0	0	0	0	0	+	0	0	0	0	0	++	++/-	++	0
Policy SO6.3	0	+	0	0	0	+	0	+	0	0	+	0	0	++	+	++/-	+
Policy SO6.4	0	+	0	0	0	++	0	++	+	0	+	++	0	0	0	++	++
Policy SO6.5	+	+/-	++	--/+	0	+	0	+/-	++	++?	0	++	+	++	++	++	--?/+
Policy SO6.6	+/-?	+/-	++	+/-	-	+	+	+	++	++?	0	+	+	++	++	+	--?/+

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options 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
Policy SO6.7	--?/+	+	+	+/-	0	+?	+	+	+	+?	0	+	+	+	+	+	+/-?
Policy SO7.1	++	+	0	+	+	+	0	0	-?	0	0	+	+	0	-?	0	+
Policy SO7.2	++	+	0	+	+	+	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	+/-?	0	+
Policy SO7.8	++	+	0	+	+	++	0	+	-?	+	0	++	++	0	+/-?	0	+
Policy SO8.1	+?	++	+	++	0	+/-?	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	0
Policy SO8.3	+/-?	++	+	++	+	+/-?	++	++	+/-	0	0	+	+	+	+	0	-?
Policy SO8.4	+?	0	0	++	++	+?	+	0	+/-	0	0	0	0	0	0	0	0
Policy SO8.5	+	++	0	+	+	+	0	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

Cumulative effects of the Local Plan with other plans

5.261 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.

5.262 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

5.263 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 District **[See reference 38]**.

5.264 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.

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

5.265 There are no new housing site or employment site allocations in close proximity to Cannock Chase District, which could result in transboundary cumulative effects.

5.266 The new Stafford Borough Local Plan 2020-2040 is currently being prepared and will replace the Plan currently in use. Consultation for comments on the Issues and Options document for the new Local Plan took place in early 2020.

South Staffordshire

5.267 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)) [\[See reference 39\]](#).

5.268 The Core Strategy document sets out a requirement for at least 3,850 home 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. Taking into account 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.

5.269 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

extensions to two strategic employment sites in South Staffordshire, totalling 62ha of new employment land.

5.270 Housing site allocation at Pool View, Churchbridge, and strategic employment sites at Coppice Lane and Hawkins Drive Industrial Estate, Cheslyn Hay, are in close proximity to Cannock Chase and the AQMAs 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 AQMAs in Cannock Chase as well as the Oak Farm AQMA within South Staffordshire which is further to the west along the A5.

5.271 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.

5.272 South Staffordshire Council is currently undertaking a review of its Local Plan. Consultation on the next stage of the Local Plan review, the Preferred Options stage, will commence Summer 2021.

Lichfield

5.273 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) [\[See reference 40\]](#).

5.274 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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.

5.275 The Lichfield Local Plan Strategy sets out that 79.1ha of land will be allocated for employment uses. This includes approximately 12 ha within the Cricket Lane SDA and a further 10ha of land to be defined by the Local Plan Allocations document.

5.276 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 pressure 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.

5.277 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 dwelling 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 when considering development at this settlement alongside the development proposed in Cannock Chase (particularly to the east of Heath

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

Hayes). There is potential for increased volumes of traffic within the Five Ways Island AQMA which is directly linked to Burntwood via the A5190, and this could compound existing air quality issues.

5.278 Lichfield District Council is currently undertaking a review of its Local Plan. The Council consulted upon the Preferred Options document for the Local Plan review between November 2019 and January 2020.

Walsall

5.279 Walsall borders Cannock Chase District to the southeast. The Walsall Site Allocation Document (SAD) was adopted in January 2019 [See reference 41]. 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). A Black Country Local Plan review is currently underway with Issues and Options having been consulted on in 2017 and work currently being undertaken to prepare a Draft Plan for Consultation (Regulation 18) [See reference 42].

5.280 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.

5.281 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.

5.282 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 43]. 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.

Mitigation

5.283 The Local Plan would a relatively high level 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.

5.284 The key policies of the Local Plan which 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.
- Policy SO8.3: Sustainable design seeks 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 will 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 will 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, soil, noise and light pollution will require 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 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.
- Policies SO5.1, SO5.3, SO5.4 and SO5.6 will 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 will 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 will ensure 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 AONB 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 development proposals are supported by a site waste management plan.

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 will ensure 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 sets out to ensure that development proposals will safeguard existing community infrastructure with specific consideration for educational

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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 that will enable employment the District.
- Policy SO5.4: Maintaining and improving the transport system would ensure 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 infrastructure, SO2.2: Safeguarding health and amenity, SO2.3: Provision of active

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

leisure and sport facilities and SO2.4 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 SO2.5: Allotments and community food growing will support development proposals that contribute to the provision of, and prevent the loss of, allotments and community food growing sites. This policy will directly address mental wellbeing.
- Policy SO7.8: Protecting, conserving and enhancing the strategic green space network will ensure 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 infrastructure sets 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 active leisure and sport facilities and SO2.4 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 infrastructure sets 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 active leisure and sport facilities 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 and SO4.4: Live work units will safeguard existing Employment Areas and ensure the provision

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

of new employment land and live work spaces within residential areas of the District.

- Policy SO4.3: Sustainable tourism and the rural economy will support development proposals which support the rural economy and safeguard or enhance the character and openness of the rural area in order to promote sustainable rural economic growth.
- 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 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 will ensure that development proposals make a positive contribution to townscape and landscape. The policy ensures that special consideration is given to the District's distinctive character and heritage assets.

Recommendations

5.285 From the appraisal of the preferred policies it has been possible to identify a number of recommendations where policy updates could help to mitigate negative effects or strengthen positive effects recorded. These recommendations were originally provided to the Council while finalising the Local Plan Preferred Options. They will be considered alongside consultation comments received on the Local Plan Preferred Options when preparing the Regulation 19 Local Plan. The recommendations are set out below.

Recommendations for the preferred policies

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.

Policy SO2.2: Safeguarding health and amenity

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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.

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.

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.

Policy SO4.1 Safeguarding existing employment areas for employment uses

Recommendation:

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

- 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.
- Policy SO4.1 could also be strengthened to protect the setting of the Cannock Chase AONB when considering proposals for the change of use of Existing Employment Areas. The AONB 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.

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.
- 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).

Policy SO5.4: 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.

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.

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 the limiting the perception of coalescence between North 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.
- 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

Chapter 5 Sustainability appraisal findings for the policies in the Preferred Options Local Plan

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 Road.

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 SA for any of the policies in the Local Plan in relation to SA objectives 5: flooding, 7: waste, 9: housing, 10: education, 11: crime, 12: health and wellbeing, 13: recreation, 14: services and facilities, 15: economy, 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

SA1: 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

SA2: 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

SA3: 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

SA4: Adapt to the impacts of, and minimise factors contributing to, climate change

Proposed monitoring indicators:

- CO2 emissions
 - Carbon emissions by sector
 - Number of planning permissions for renewable and low carbon energy generation schemes, or incorporating such technology
- SA6: Protect, enhance and manage the character and quality of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place.

SA6: 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
- AONB Management Plan Progress
- Planning applications approved in the Green Belt

SA8: Encourage and facilitate the use of sustainable modes of transport

Proposed monitoring indicators:

- Access to services and facilities by public transport, walking and cycling
- Levels of recreational cycling

SA17: 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

Chapter 6 Monitoring

- 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 Preferred Options 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 AONB, the Cannock SAC and the Cannock Extension Canal SAC. Many areas of the District are in close proximity to these features and 39% of the District falls within the Cannock Chase AONB. This includes some of the sites which are identified for allocation within close proximity of the AONB. 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 identified. 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, Chadsmoor, Bridgtown, Fernwood Drive and Brereton. The highest job provision within the District is within the town centres of Cannock and Rugeley.

7.3 Car dependency in within the District is amongst the highest in the UK, which has had implications for air quality in the District give that the A5190 Cannock Road, Heath Hayes AQMA was declared in 2017. Furthermore, the District's contribution to climate change is increased 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 implications for the District's biodiversity assets 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 and housing as well as commuting patterns in the area although this remains to be fully understood. In particular, a significant increase in homeworking during the

Coronavirus pandemic has highlighted a need to adjust employment land targets as homeworking may become more prevalent even after the social distancing and travel restrictions are eased.

7.4 The Local Plan sets out to deliver a minimum of 5,516 dwellings in the District between 2018 and 2038 at a rate of 276 dwellings per annum to meet its own needs. Furthermore, Cannock Chase District is a part of the Greater Birmingham and Black Country Housing Market Area (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 6,016 dwellings over the plan period. The level of housing delivery will contribute to providing affordable homes for local people and the plan is also supportive of proposals for new Gypsy and Traveller accommodation. However, the level of growth to be delivered will have implications for climate change, 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 AONB 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.

7.5 However, the locations of housing sites appraised through the SA highlights that a significant proportion of proposed site allocations are in close proximity 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, proximity to the urban edges of settlements (some of which would come forward within the Green Belt) will have some negative effects in the cases of strategic allocations to the south of Lichfield Road and east of Wimblebury Road as they are likely to increase traffic through the Five Island AQMA.

7.6 The Local Plan Vision and 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 2038 is balanced against a need to conserve and enhance built and natural environmental assets in the District.

7.7 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 AONB) and the Cannock Chase SAC. It should be recognised that sites within 15km of the SAC could result in increased recreational pressures and harm to the designation.

7.8 Policies relating to the natural environment are included in the 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 AONB 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 plan 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 by 2030 and requires all development proposals to achieve the highest

viable level of building performance standards for energy use and achieve the lowest carbon emissions possible.

7.9 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. Residents at these locations are also 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 2038 (adjusted to 48ha-66ha in line with the findings of the updated 2019 EDNA) have been taken into consideration in the plan's approach to provision of employment land.

7.10 In considering the total effects of all of the Local Plan's policies and site allocations together, the SA found that have 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.

7.11 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;
- SA objective 6: landscapes and townscapes; and

- SA objective 17: historic environment.

7.12 In summary, the Local Plan Preferred Options 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 provision of sustainable transport 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 AQMAs within parts of the more developed areas of the District means it will also be difficult to avoid intensifying existing air quality issues at these locations. 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 be challenged by the lack of existing service provision in some areas and the existing propensity towards private car travel.

7.13 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 of 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

7.14 This SA Report will be available for consultation alongside the Local Plan: Preferred Option document from March 2021 to April 2021. Following this consultation, the responses will be reviewed and addressed as appropriate. The Council will take into account the SA findings described in earlier chapters of this report, as well as other relevant factors (including the outcomes of the

consultation) when making final decisions with regards to which of the site options and policy options to take forward as part of the Local Plan.

7.15 Once the next iteration of the Local Plan has been prepared and policies have been drafted in more detail, those draft policies and the preferred sites will be subject to SA and the SA Report will be updated. Any updated information about the Council's reasons for decision making with regards to policy approaches and preferred sites will also be included in the next iteration of the SA Report.

7.16 Further consideration will also be given to potential mitigation measures as required to help address any adverse impacts identified, as well as the approach to monitoring the likely significant effects of the plan.

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March 2021

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<https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>
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Integrated Impact Assessment: Cannock Chase Local Plan Preferred Options Appendices - Part 1

Sustainability Appraisal Report incorporating
Health Impact Assessment

Cannock Chase District Council

Final report

Prepared by LUC

March 2021

Version	Status	Prepared	Checked	Approved	Date
1	Draft for client comment	H. Briggs E. Hynes E. Smith A. Peet K. Moroney	K. Moroney T. Livingston	T. Livingston	16.03.2021
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Contents

Appendix A	4
Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)	
Appendix B	73
Review of Plans, Policies and Programmes	
Appendix C	167
Updated baseline information	
Appendix D	224
Assumptions applied during the SA of Site Options	
References	249

Appendix A

Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

Consultation comments received in relation to the March 2019 SA Report for the Issues and Options Local Plan and 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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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 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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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 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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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. [...]

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. [...].

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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 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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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 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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

whether to allocate the site, and determining what mitigation measures may need to be included within any future policy associated with a future allocation.

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

comes forward. 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. [...].

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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

A.1 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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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).

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

- 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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

Rep ID No. and respondnet – 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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

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.

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. [...].

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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’.

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) that the Watling Street Business Park would represent an appropriate location

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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).

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

- 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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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. [...].

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

- 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.

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

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.

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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:

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

<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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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 (--)

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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).

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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 issues facing heritage assets in the area should be identified and stated within

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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 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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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 up 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.

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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. XXX

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.

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.

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

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.

Rep ID No. SASc9 – Other amendments (CCDC)

Comment

Strengthen the health impact elements of the SA objectives: include human health in SEA Directive 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

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

Appendix A Consultation Responses Received in Relation to the SA Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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

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 Scoping Report (June 2018) and SA Report for the Local Plan: Issues and Options (March 2019)

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.

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.

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 Fifth Assessment Report on Climate Change (IPCC, 2014) [See reference 1]

Objectives and Requirements

To limit and/or reduce all greenhouse gas emissions which contribute to climate change.

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 Cancun Agreement- UNFCCC (2011)

Objectives and Requirements

Shared vision to keep global temperature rise to below two degrees Celsius, with objectives to be reviewed as to whether it needs to be strengthened in future on the basis of the best scientific knowledge available.

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)

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)

Objectives and Requirements

Established a number of rights of the public with regard to the environment.

Local authorities should provide for:

Appendix B Review of Plans, Policies and Programmes

- The right of everyone to receive environmental information
- The right to participate from an early stage in environmental decision making
- 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.

European

The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention 1985)

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 Convention 1992)

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 planners 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.

SEA Directive 2001

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment

Objectives and Requirements

Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.

How to incorporate into the Local Plan

Allocate sites and develop policies that are selected based on the SEA findings (as well as other relevant factors).

Implications for the SA

Requirements of the Directive must be met in Sustainability Appraisal where an integrated SA/SEA is being undertaken (as is the case for the Cannock Chase Local Plan).

Relates to the overall SA process.

The Industrial Emissions Directive 2010

Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)

Objectives and Requirements

This Directive lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed 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 taken as a whole.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Directive as well as the more detailed policies derived from the Directive contained in the NPPF.

Implications for the SA

Include sustainability objective for reducing pollution.

Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU

Objectives and Requirements

The Directive aims to promote the energy performance of buildings and building units.

It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.

How to incorporate into the Local Plan

Policies and site allocations should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.

Implications for the SA

Include SA objective relating to the energy performance/efficiency.

The Birds Directive 2009

Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended

Objectives and Requirements

The preservation, maintenance, and re-establishment of biotopes and habitats shall include the following measures:

- Creation of protected areas.
- Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones.
- Re-establishment of destroyed biotopes.
- Creation of biotopes.

How to incorporate into the Local Plan

Allocated sites and development management policies should make sure that the upkeep of recognised habitats is maintained and not damaged from development.

Avoid pollution or deterioration of habitats or any other disturbances affecting birds.

Implications for the SA

Include sustainability objectives for the protection of birds.

The Waste Framework Directive 2008

Directive 2008/98/EC on waste

Objectives and Requirements

Prevention or reduction of waste production and its harmfulness. The recovery of waste by means of recycling, re-use or reclamation. Recovery or disposal of waste without endangering human health and without using processes that could harm the environment.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in national policy.

Implications for the SA

Include sustainability objectives that minimise waste production as well as promote recycling.

The Air Quality Directive 2008

Directive 2008/50/EC on ambient air quality and cleaner air for Europe

Objectives and Requirements

Avoid, prevent and reduce harmful effects of ambient air pollution on human health and the environment

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.

Implications for the SA

Include sustainability objectives to maintain and enhance air quality.

The Floods Directive 2007

Directive 2007/60/EC on the assessment and management of flood risks

Objectives and Requirements

Establish a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.

Implications for the SA

Include sustainability objectives that relate to flood management and reduction of risk.

The Water Framework Directive 2000

Directive 2000/60/EC establishing a framework for community action in the field of water policy

Objectives and Requirements

Protection of inland surface waters, transitional waters, coastal waters and groundwaters.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.

Implications for the SA

Include sustainability objectives to protect and minimise the impact on water quality.

The Landfill Directive 1999

Directive 99/31/EC on the landfill of waste

Objectives and Requirements

Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in national policy.

Implications for the SA

Include sustainability objectives to increase recycling and reduce the amount of waste.

The Drinking Water Directive 1998

Directive 98/83/EC on the quality of water intended for human consumption

Objectives and Requirements

Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.

Implications for the SA

Include sustainability objectives to protect and enhance water quality.

The Packaging and Packaging Waste Directive 1994

Directive 94/62/EC on packaging and packaging waste

Objectives and Requirements

Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in national policy.

Implications for the SA

Include sustainability objectives to minimise the environmental impact of waste and promote recycling.

The Habitats Directive 1992

Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora

Objectives and Requirements

Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna.

How to incorporate into the Local Plan

Allocate sites and develop policies that have been selected taking into account HRA findings along with other factors.

The Plan must be subject to Habitats Regulations Assessment in line with the Directive.

Implications for the SA

Include sustainability objectives to protect and maintain the natural environment and important landscape features.

The Nitrates Directive 1991

Directive 91/676/EEC on nitrates from agricultural sources.

Objectives and Requirements

Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.

Implications for the SA

Include sustainability objectives to reduce water pollution.

The Urban Waste Water Directive 1991

Directive 91/271/EEC concerning urban waste water treatment

Objectives and Requirements

Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.

Implications for the SA

Include sustainability objectives to reduce water pollution.

European Spatial Development Perspective (1999)

Objectives and Requirements

Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.

How to incorporate into the Local Plan

Allocate sites and develop policies that take account of the Spatial Development Perspective as well as more detailed policies derived from the Directive contained in the NPPF.

Implications for the SA

Include sustainability objectives to conserve natural resources and cultural heritage.

EU Seventh Environmental Action Plan (2002-2012)

Objectives and Requirements

The EU's objectives in implementing the programme are:

- (a) to protect, conserve and enhance the Union's natural capital;
- (b) to turn the Union into a resource-efficient, green and competitive low-carbon economy;
- (c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing;
- (d) to maximise the benefits of the Union's environment legislation;
- (e) to improve the evidence base for environment policy;

(f) to secure investment for environment and climate policy and get the prices right;

(g) to improve environmental integration and policy coherence;

(h) to enhance the sustainability of the Union's cities;

(i) to increase the Union's effectiveness in confronting regional and global environmental challenges.

How to incorporate into the Local Plan

Develop policies that take account of the Environmental Action Plan as well as more detailed policies derived from the Directive contained in the NPPF

Implications for the SA

Include sustainability objectives to protect and enhance the natural environment and promote energy efficiency.

European Landscape Convention (Florence, 2002)

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 archaeological heritage.

National

Ancient Monuments and Archaeological Act (1979)

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.

Localism Act (2011)

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.
- 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.

Appendix B Review of Plans, Policies and Programmes

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 (2019)

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, 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 – 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.

Housing and Planning Act (2016)

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 Cannock Chase 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 (DCLG, 2017) Fixing our broken housing market

Objectives and Requirements

The emphasis of the Paper is on four areas:

Appendix B Review of Plans, Policies and Programmes

- Local Planning Authorities planning for the right homes in the right places.
- Building homes faster.
- 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

(DCLG, 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.
- 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.

National Planning Practice Guidance (2018)

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
- 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

National Planning Policy for Waste (2014)

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)

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.
- 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.

DEFRA (2018) Draft Clean Air Strategy 2018

Objectives and Requirements

The draft Clean Air Strategy 2018 sets out actions to improve air quality by reducing pollution from a wide range of sources. The final Clean Air Strategy will inform the detailed National Air Pollution Control Programme, to be published by March 2019.

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 and DfT (2017) Improving air quality in the UK: tackling nitrogen dioxide in our towns and cities: Draft UK Air Quality Plan for tackling nitrogen dioxide

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 (2017) UK plan for tackling roadside nitrogen dioxide concentrations

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.

HM Government (2017) The UK Climate Change Risk Assessment

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. It identifies six urgent climate change risks for the UK:

Appendix B Review of Plans, Policies and Programmes

- Flooding and coastal change risks to communities, businesses and infrastructure.
- Risks to health, wellbeing and productivity from high temperatures.
- Risk of shortages in the public water supply, and for agriculture, energy generation and industry, with impacts on freshwater ecology.
- Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity.
- Risks to domestic and international food production and trade.
- New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals.

How to incorporate into the Local Plan

The Local Plan should acknowledge the six 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 six urgent climate change risks identified in the assessment.

HM Government (2017) The Clean Growth Strategy

Objectives and Requirements

Under the Climate Change Act, the Government is required to publish a set of policies and proposals that will enable the legally-binding carbon budgets, on track to the 2050 target, to be met. The Clean Growth Strategy sets out a range of policies and proposals, as well as possible long-term pathways for UK emissions in two ways – by decreasing emissions and by increasing economic growth.

How to incorporate into the Local Plan

The Local Plan should support renewable energy provision including electricity, heat and transport.

Implications for the SA

Include a sustainability objective relating to increasing energy provided from renewable sources.

HM Government (2017) Industrial Strategy: Building a Britain fit for the future

Objectives and Requirements

The Government White Paper sets out the approach to building an industrial strategy that addresses long term challenges to the UK economy by improving living standards and economic growth by increasing productivity and driving growth across the whole country. It identifies five foundations of productivity: Ideas; people; Infrastructure; Business Environment; and Places.

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 development.

Laying the Foundations: A Housing Strategy for England (2011)

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)

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.

Historic England Corporate Plan 2020 to 2023 (2020)

Objectives and Requirements

The plan sets out Historic England's purpose, vision and values. As number of strategic objectives are also included:

- Protect historic places and keep them for current and future generations

Appendix B Review of Plans, Policies and Programmes

- Ensure our advice and evidence result in well informed decisions that serve people, places and the economy
- Close the gap between arts, culture and heritage to bring heritage into mainstream cultural life
- Give people the skills, knowledge, confidence and motivation to fight for, look after and make the most of their historic environment
- Expand the digital availability of our assets to improve both access to our resources and users' experience
- Attract a wide, diverse audience and workforce, ensuring the historic environment is everyone's business

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.

National Policy Statement EN1: Overarching Energy Policy Statement (2011)

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

Appendix B Review of Plans, Policies and Programmes

Planning Inspectorate, rather than local authorities in which the development occurs. The document also specifies the criteria for waste management, traffic and transport, water quality and quantity, noise and vibration, open spaces and green infrastructure, the landscape, visual impact, dust flood risk, historic environment, odour, light, smoke/steam, insects, coastal change, aviation, biodiversity and geodiversity.

How to incorporate into the Local Plan

The Local Plan will need to be consistent with the National Policy Statement.

Implications for the SA

Include a sustainability objective relating to energy efficiency.

Energy White Paper: Our Energy Future (2003)

Objectives and Requirements

There are four key aims in this document:

- To put ourselves on a path to cut the United Kingdom carbon dioxide emissions- the main contributor to global warming- by some 60 % by about 2050, with real progress by 2020;
- To maintain the reliability of energy supplies;
- To promote competitive markets in the United Kingdom and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and

- To make sure that every home is adequately and affordably heated.

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)

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.

Defra, The National Adaptation Programme and the Third Strategy for Climate Adaptation (2018)

Objectives and Requirements

The Adaptation Programme sets out government's response to the second Climate Change Risk Assessment (CCRA) and addresses the risks and opportunities posed by climate change. The key actions of the programme focus on addressing:

- Flooding and coastal change risks to communities, businesses and infrastructure;
- Risks to health, well-being and productivity from high temperatures;
- Risks of shortages in the public water supply for agriculture, energy generation and industry;
- Risks to natural capital including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity;
- Risks to domestic and international food production and trade; and
- New and emerging pests and diseases and invasive non-native species affecting people, plants and animals.

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.

Department for Transport, Decarbonising Transport: Setting the Challenge (2020)

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.

Safeguarding our Soils- A Strategy for England (2011)

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.

The Plan for Growth implementation update (2013)

Objectives and Requirements

The plan for growth, published alongside Budget 2011, and as part of the Autumn Statement 2011, announced a programme of structured reforms to remove barriers to growth for businesses and equip the UK to compete in the global race. These reforms span a range of policies including improving UK infrastructure, cutting red tape, root and branch reform of the planning system and boosting trade and inward investment, to achieve the governments four ambitions for growth:

- Creating the most competitive tax system in the G20
- Encouraging investment and exports as a route to a more balanced economy
- Making the UK the best place in Europe to start, finance and grow a business
- Creating a more educated workforce that is the most flexible in Europe.

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 2013.

Implications for the SA

Include a sustainability objective relating to economic growth.

Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)

Objectives and Requirements

The new, ambitious biodiversity strategy for England builds on the Natural Environment White Paper and provides a comprehensive picture of how the UK is implementing its international and EU commitments.

It sets out the strategic direction for biodiversity policy for the next decade (including rivers and lakes) and at sea.

How to incorporate into the Local Plan

The Local Plan will need to contain policies that protect biodiversity.

Implications for the SA

Include a sustainability objective relating to the protection and enhancement of biodiversity.

Lifetime Neighbourhoods (2011)

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)

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.

Future Water: The Government's Water Strategy for England (DEFRA, 2008)

Objectives and Requirements

Sets out how the Government want the water sector to look by 2030 and an outline of the steps which need to be taken to get there.

The vision for 2030 includes:

- “improved the quality of our water environment and the ecology it supports, and continue to maintain high standards of drinking water quality from taps;
- Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water;
- Ensure a sustainable use of water resources, and implement fair, affordable and cost-reflective water charges;
- Cut greenhouse gas emissions; and
- Embed continuous adaptation to climate change and other pressures across the water industry and water users”.

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 Climate Change Act (2008)

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.

Heritage Protection for the 21st Century: White Paper (2007)

Objectives and Requirements

The proposals in this White Paper reflect the importance of the heritage protection system in preserving our heritage for people to enjoy now and in the future. They are based around three core principles:

- Developing a unified approach to the historic environment;
- Maximising opportunities for inclusion and involvement; and
- Supporting sustainable communities by putting the historic environment at the heart of an effective planning system

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.

Historic England, Sustainability Appraisal and Strategy Environmental Assessment: Historic England Advice Note 8 (2016)

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 vol. 1 (2007)

Objectives and Requirements

The Air Quality Strategy sets out a way forward for work and planning on air quality issues by setting out the air quality standards and objectives to be achieved. It introduces a new policy framework for tackling fine particles, and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. The objectives of strategy are to:

- Further improve air quality in the UK from today and long term.
- Provide benefits to health, quality of life and the environment.

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.

Working with the grain of nature – A Biodiversity Strategy for England (2011))

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)

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.

Green Infrastructure and the Urban Fringe (Natural England, 2009)

Objectives and Requirements

Promotes the concept of multifunctionality – the integration and interaction of different activities on the same parcel of land. The Countryside In and Around Towns programme acknowledges Green Infrastructure as a key mechanism for delivering regional and local change. The strategy promotes regional coalitions to pool resources, regional stocktakes to examine the extent, state and potential of the GI, influencing RSS and LDFs, putting forward exemplar projects as examples of good practice to learn from.

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.

Water for Life and Livelihoods: A Strategy for River Basin Planning (Environment Agency, 2006)

Objectives and Requirements

This document set out the Environment Agency's strategy to implement the European Water Framework Directive (WFD) by managing water based on river basin planning. The document aims to reduce pollution, prevent deterioration and improve the condition of aquatic ecosystems including wetlands.

How to incorporate into the Local Plan

Cannock Chase Local Plan policies should promote efficient use of water in new developments and good management of water resources

Implications for the SA

Consideration of water related issues within the SA framework.

National Infrastructure Plan (2014)

Objectives and Requirements

The Infrastructure Plan allows for long term public funding certainty for key infrastructure areas such as: roads, rail, flood defences and science. All elements highlighted in the Plan represent firm commitment by government to

supply the funding levels stipulated. The Plan also highlights what steps the government will take to ensure effective delivery of its key projects

How to incorporate into the Local Plan

The Cannock Chase Local Plan objectives and policies should support the delivery of infrastructure to support new development.

Implications for the SA

To ensure that infrastructure delivery is embedded within the SA framework.

Waste Management Plan for England (2013)

Objectives and Requirements

The Waste Management Plan follows the EU 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)

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.

Environment Agency, Managing Water Abstraction (2016)

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 Cannock Chase Local Plan policies should protect water resources within the district.

Implications for the SA

Include a sustainability objective relating to water resources.

Defra, Water White Paper (2011)

Objectives and Requirements

The White Paper warns that the twin challenges of climate change and population growth mean that water scarcity is likely to become an increasing problem in the future. It addresses the issues of water abstraction and pollution and impacts these issues are having on the ecosystems in our rivers. It also urges that water affordability must be ensured for all.

How to incorporate into the Local Plan

The Cannock Chase Local Plan policies should protect the water resources within the District.

Implications for the SA

Include a sustainability objective relating to water resources.

The Conservation of Habitats and Species Regulation 2017

Objectives and Requirements

The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species' and the adaptation of planning and other controls for the protection of European sites.

How to incorporate into the Local Plan

The plan should seek to ensure that development does not have an adverse effect on any European sites and European protected species.

Implications for the SA

The SA Report should include a sustainability objective / appraisal question regarding the protection of European sites and species.

Door to Door: A strategy for improving sustainable transport integration (2013) DfT

Objectives and Requirements

The strategy's vision is for an inclusive, integrated and innovative transport system that works for everyone, and where making door-to-door journeys by sustainable means is an attractive and convenient option. Four key areas to address are highlighted:

- improving availability of information;
- simplifying ticketing;
- making connections between different steps in the journey, and different modes of transport, easier; and
- providing better interchange facilities.

How to incorporate into the Local Plan

The plan should seek to enhance public transport provision and encourage active modes of travel such as walking and cycling.

Implications for the SA

The SA Report should include a relevant sustainability objective / appraisal question relating to sustainable transport.

National Policy Statement EN1: Overarching Energy Policy Statement (2011)

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 specifies the criteria for waste management, traffic and transport, water quality and quantity, noise and vibration, open spaces and green infrastructure, the landscape, visual impact, dust flood risk, historic environment, odour, light, smoke/steam, insects, coastal change, aviation, biodiversity and geodiversity.

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.

Securing the Future: Delivering UK Sustainable Development Strategy (2011) DEFRA

Objectives and Requirements

Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are 4 shared priorities:

- sustainable consumption and production;
- climate change and energy;
- natural resource protection and environmental enhancement; and
- Sustainable communities.

How to incorporate into the Local Plan

The plan should contain policies that meet the aims of the Sustainable Development Strategy.

Implications for the SA

The SA Report should include sustainability objective / appraisal questions to cover the shared priorities.

Healthy Lives, Healthy People: our Strategy for public health in England (2010) Department of Health

Objectives and Requirements

Protect the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.

How to incorporate into the Local Plan

Policies within the plan should reflect the objectives of the strategy where relevant.

Implications for the SA

The SA Report should include a sustainability objective / appraisal question relating to health and wellbeing.

Building a Greener Future: Policy Statement (2017)

DCLG

Objectives and Requirements

This Statement confirms the government's intention to achieve 25% more energy efficient homes by 2010, 44% more efficient homes by 2013 and zero carbon (net carbon emissions should be zero per annum) homes by 2016.

How to incorporate into the Local Plan

Policies in the plan should seek to promote zero carbon residential development.

Implications for the SA

The SA Report should include sustainability objectives / appraisal questions relating to renewable energy generation and energy efficiency.

UK Energy Roadmap (2011) DECC (as updated in 2013)

Objectives and Requirements

Make the UK more energy secure. Help protect consumers from fossil fuel price fluctuations. Help drive investment in new jobs and businesses in the renewable energy sector. Keep the UK on track to meet carbon reduction objectives

How to incorporate into the Local Plan

The plan should encourage developments that would support renewable energy provision including electricity, heat and transport.

Implications for the SA

The SA Report should include sustainability objectives / appraisal questions relating to renewable energy generation and energy.

Infrastructure and Projects Authority, National Infrastructure Delivery Plan 2016-2021

Objectives and Requirements

The Plan outlines the details of \$483 billion of investment in over 600 infrastructure projects and programmes in all sectors between 2016 and 2021. The National Infrastructure Deliver Plan sets out what will be built and where. It includes developments relating to transport, energy, communications, flood and coastal erosion, science and research, water and waste, social infrastructure and housing and regeneration.

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.

Circular 02/2013 - The Strategic Road Network and the Delivery of Sustainable Development (2013) Department for Transport

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) (2009) Environment Agency

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 (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

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.

Regional

Flood Risk Management Plan- Humber River Basin District (2016)

Objectives and Requirements

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 2015-2021. 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 (2015) Humber River Basin District

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

Appendix B Review of Plans, Policies and Programmes

- 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)

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 Strategy (2017)

Objectives and Requirements

Midlands Connect Strategy is a 25 year strategy, establishing a programme of strategic road and rail improvements, by tackling congestion, supporting housing growth and improving the transport user experience. This aims to improve connectivity on a regional, national and international level including the introduction of HS2.

How to incorporate into the Local Plan

The Plan should aim to include policies that reflect the aims of the Midlands Connect Strategy.

Implications for the SA

Include sustainability objectives to protect and enhance the natural environment and promote energy efficiency.

Staffordshire Local Flood Risk Management Strategy (2015)

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.

Strategic Economic Plan (SEP) for Stoke-on-Trent and Staffordshire Local Enterprise Partnership (LEP) (2018)

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)

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)

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.

Local

Cannock Chase District Integrated Transport Strategy 2013-2028

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,
- 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 2018-2023 (2018)

Objectives and Requirements

The Plan sets out the five year priority focus for the District in the following 7 strategic objectives;

- Establishing McArthur Glen Designer Outlet as a major visitor attraction,
- Increase housing choice,
- Create an environment for businesses to thrive,
- Increase skills level and the amount of higher skilled jobs,
- Create strong and diverse town centres,
- Increase employment opportunities, and
- Commence regeneration of the Rugeley Power Station Site.

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, employment opportunities and housing.

Cannock Chase Economic Prosperity Strategy 2020-2030 (2020)

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:

- Increased affordable housing supply through Housing Investment Fund
- Repurposing Cannock Town Centre
- Hosting of Commonwealth Games 2022 mountain biking event
- Opening of McArthurGlen 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

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)

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

Appendix B Review of Plans, Policies and Programmes

- 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)

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

Appendix B Review of Plans, Policies and Programmes

- 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)

Objectives and Requirements

The Plan sets out management requirements for Cannock Chase AONB in the period up to 2024. The main objectives are as follows:

- Maintain quality & distinctiveness

Appendix B Review of Plans, Policies and Programmes

- 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
- 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 AONB.

Implications for the SA

The SA report should include sustainability objectives relating to landscape conservation.

Cannock Chase Green Infrastructure Assessment (2011)

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
- 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.

Appendix C

Updated baseline information

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.

2. Annex 1 of the SEA Directive 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'].

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

3. Cannock Chase District is situated in southern Staffordshire on the northern edge of the West Midlands conurbation. The town of Cannock is 10 miles

Appendix C Updated baseline information

from Walsall, 10 miles from Stafford, 12 miles from Wolverhampton and 18 miles from Birmingham. Cannock Chase is the second smallest district in Staffordshire after Tamworth, extending 9.4 miles north to south and 6 miles west south west to east south east with a total area of 7,888 ha. The District acts as a strategic link between wider Staffordshire and the West Midlands urban area.

4. Over half of the District is designated Green Belt, and it also contains the Cannock Chase Area of Outstanding Natural Beauty (AONB). 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
5. 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.
6. 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.
7. 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

8. 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.

9. 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 [\[See reference 2\]](#) . 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%.

Appendix C Updated baseline information

10.10 The UK Climate Projections (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 present⁴⁷. Specifically:

- 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%.

11. The 2020 Climate Change Adaptation & Mitigation study for Staffordshire County [\[See reference 3\]](#) 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 study's 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.

12. The Renewable Energy Capacity Study for the West Midlands [\[See reference 4\]](#) was prepared to develop the evidence base for renewable

Appendix C Updated baseline information

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 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.

13. During the period 2017-2018 Cannock Chase Council reported that there were no renewable energy scheme applications received in 2017/18. In the District there are currently 314 photovoltaic (PV) systems installed. 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 [\[See reference 5\]](#).
14. The latest Department for Business, Energy and Industrial Strategy figures [\[See reference 6\]](#) are set out in Appendix A and show generally decreasing trends for CO₂ emissions (kilotonnes) in Cannock Chase from 2005 to 2017. The decreasing trend in emissions reflects the decrease in overall emissions for the UK between 2005 and 2017. Over this same period, carbon dioxide

Appendix C Updated baseline information

emissions in the West Midlands fell 35% from 7.1t CO₂ per capita to 4.6t CO₂ per capita. Across the UK the decrease was recorded as 38% for this period [\[See reference 7\]](#). In Cannock Chase the largest portion of emissions result from fuel consumption in domestic buildings (37%). Within this sector, the use of natural gas (e.g. for heating, hot water and cooking) accounts for the majority of emissions. Non-domestic buildings collectively account for around 31% of total emissions while petrol and diesel used for road transport accounts for around 19%. Emissions from aviation make up around 10% of the overall total, based on UK-wide aviation emissions, allocated to Cannock Chase based on its population. Motorways represent around 16% of road transport emissions for Cannock Chase, or around 3% of the total emissions [\[See reference 8\]](#).

15. 2016 had the lowest emission factor since 2005 in the UK as coal fired generation was much lower due to a number of power stations closures, the conversion of a second unit at Drax power station from coal to biomass, and an increase in the carbon price floor in April 2015. Additionally, there were increases in the share of low carbon electricity generation due to increasing renewable energy capacity and a rise in nuclear generation. Overall, the emission factor has declined by 45% between 2005 and 2016 [\[See reference 9\]](#).

16. The Department for Business, Energy and Industrial Strategy figures [\[See reference 10\]](#) for energy consumption (in thousand tonnes of oil equivalent (ktoe)) per consuming sector and household from 2005 to 2017 in Cannock Chase are set out in Appendix A. There has been a general decreasing trend in energy consumption as well as CO₂ emissions between 2005 and 2017. This also reflects a steady year on year decrease in total energy consumption in Great Britain with the only reported anomaly occurring between 2009 and 2010, when there was a small increase due to the particularly cold winter that year resulting in a higher consumption of fuels used for heating purposes.

17. The decreasing trend is in part a result of a decrease in average domestic consumption of electricity across the UK. This is evident in figures available

Appendix C Updated baseline information

for the West Midlands which has seen the second largest decrease (over 1,100kWh) of the regions in the UK in terms of average domestic consumption between 2005 and 2018, with the South East region displaying the largest decrease (over 1,200kWh) [\[See reference 11\]](#). There is a combination of factors which may have contributed to this reduction in energy consumption in the UK. This includes weather conditions; energy efficient appliances, increased prices, changes in building regulations, increases in solar photovoltaic self-generation by household and household composition [\[See reference 12\]](#)

Table C.1: Source of CO2 Emissions in Cannock Chase by Sector (2005-2017)

Year	Industry and Commercial (kt CO2)	Domestic (kt CO2)	Transport (kt CO2)	Total (kt CO2)	Per Capita Emissions (t)
2005	206.0	241.9	128.1	574.7	6.1
2006	208.7	245.3	127.2	579.7	6.1
2007	210.8	237.6	124.2	570.9	6.0
2008	182.6	237.7	119.1	537.5	5.6
2009	157.9	215.1	115.0	486.0	5.0
2010	175.8	229.1	114.1	516.8	5.3
2011	158.3	201.5	112.3	469.9	4.8
2012	170.1	213.7	109.3	490.8	5.0
2013	170.7	211.4	107.5	487.1	5.0
2014	146.8	177.1	109.0	430.4	4.4
2015	145.7	172.9	111.4	427.3	4.3
2016	132.7	167.1	113.5	410.6	2.0

Appendix C Updated baseline information

Year	Industry and Commercial (kt CO2)	Domestic (kt CO2)	Transport (kt CO2)	Total (kt CO2)	Per Capita Emissions (t)
2017	126.0	165.3	115.2	403.7	4.1

Table C.2: Energy Consumptin in Cannock Chase by Sector (2005-2017)

Year	Industry and Commercial (ktoe)	Domestic (ktoe)	Transport (ktoe)	Total (ktoe)
2005	55.2	79.5	36.5	172.0
2006	53.5	79.0	37.2	170.4
2007	54.9	77.5	36.5	169.7
2008	47.6	74.4	35.9	158.9
2009	43.3	68.8	35.0	148.2
2010	46.4	68.1	34.4	150.4
2011	44	65.0	34.1	144.3
2012	43.3	64.3	33.1	142.3
2013	44.6	62.5	32.7	141.6
2014	42.3	60.5	33.2	137.9
2015	46.3	61.0	33.4	142.8
2016	45.6	61.2	33.5	142.5
2017	46.7	62.7	34.0	145.5

Environment and Biodiversity

Landscape

18. The Review of Cannock Chase Landscape Character Assessment [See reference 13] splits the District up into seven landscape character types (LCT):

- Forest Heathlands (New LCT);
- Sandstone Hills and Heaths (Formerly called Wooded Estatelands);
- 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.

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.

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.

21. There are open arable areas with low hedges, areas of smaller hedged fields and large unenclosed areas in Cannock Chase. Generally mixed

Appendix C Updated baseline information

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.

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.
23. Cannock Chase is England's smallest AONB at 68 square kilometres and 39% falls within the District. Cannock Chase AONB is the largest surviving area of lowland heath in the Midlands. Lowland heath is an internationally scarce and threatened wildlife habitat. The AONB also has extensive areas of forest, and woodland along with areas of designated parkland, sand and gravel quarrying and mixed agriculture. The core of the AONB is designated as a Site of Special Scientific Interest (SSSI) and parts of the AONB are a designated Special Area of Conservation (SAC). The presence of Cannock Chase SAC within the AONB has a major impact on accommodating future housing needs as there is a need to ensure no harm arises to the SAC.
24. The Review of AONB Landscape Character Framework [\[See reference 14\]](#) identified that there are nine LCTs within the AONB as follows:
- Forest Heathlands;
 - Sandstone Hills and Heaths;
 - Settled Heathlands;
 - Sandstone Estatelands;
 - Settled Plateau Farmland;
 - Settled Farmlands;
 - River Meadowlands;

Appendix C Updated baseline information

- Coalfield Farmlands; and
- Planned Coalfield Farmlands

25. The LCT Forest Heathlands, which is strongly associated with the high plateau of Cannock Chase, is the most widespread within the AONB occupying much of the central core of the land within its boundaries.

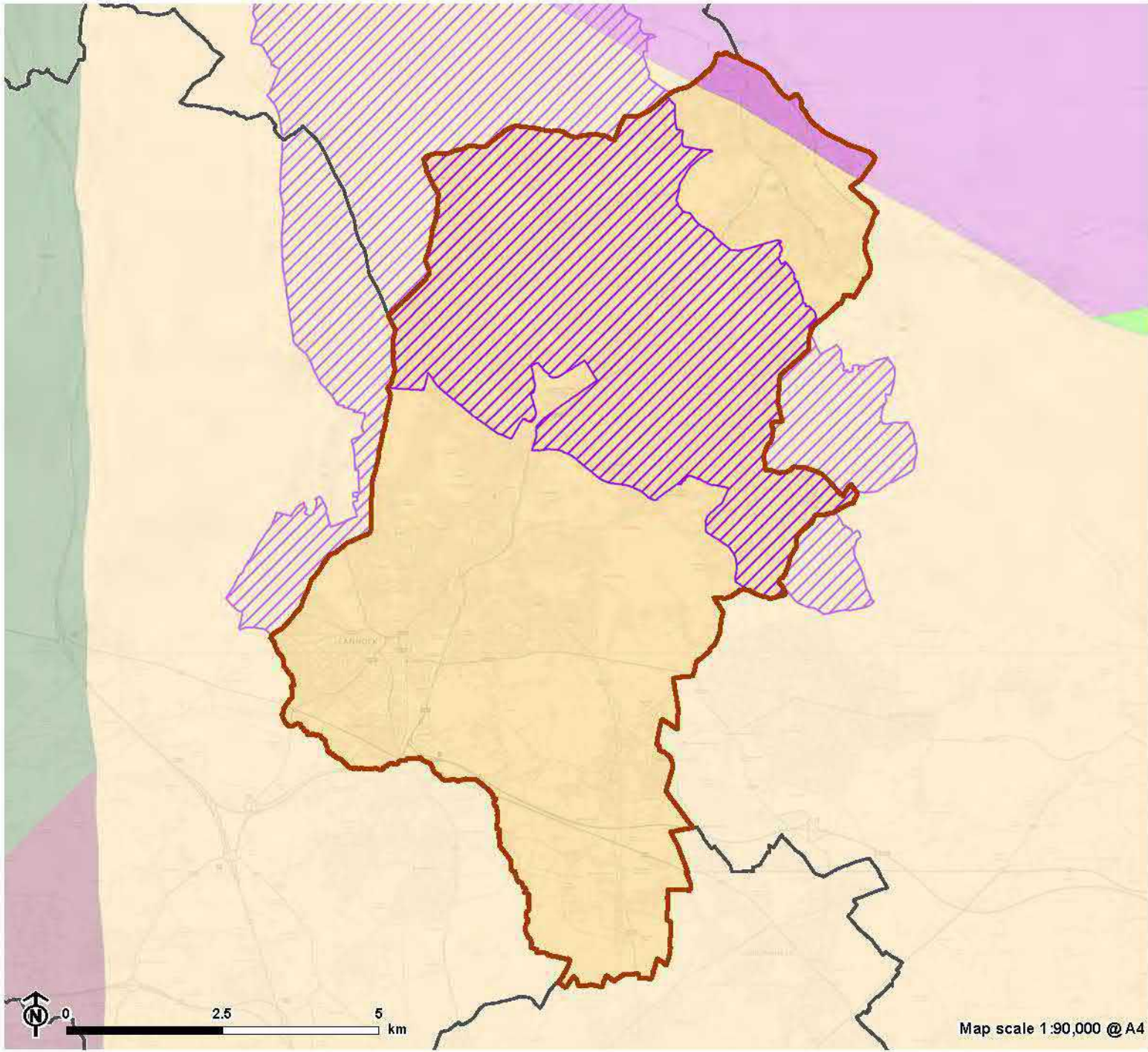
26. The Cannock Chase AONB Management Plan [\[See reference 15\]](#) outlines the approach that will be taken to conserving and enhancing the AONB over the period 2019-2024, and sets out a Vision for the AONB in 20 years time (2039). The Management Plan is organised into several themes for which a number of policies have been presented. The objectives of these policies are set out below:

- Maintain the quality and distinctiveness of the AONB'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;
- 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 AONB.

27. The location of the AONB 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
-  Area of Outstanding Natural Beauty
- National Character Area**
-  Arden
-  Cannock Chase and Cank Wood
-  Mease/Sence Lowlands
-  Mid Severn Sandstone Plateau
-  Needwood and South Derbyshire Claylands
-  Shropshire, Cheshire and Staffordshire Plain
-  Trent Valley Washlands

Green Belt

28. Approximately 4,830ha (61.2%) of Cannock Chase District is located within the West Midlands Green Belt [See reference 16]. 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 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.

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 17] 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

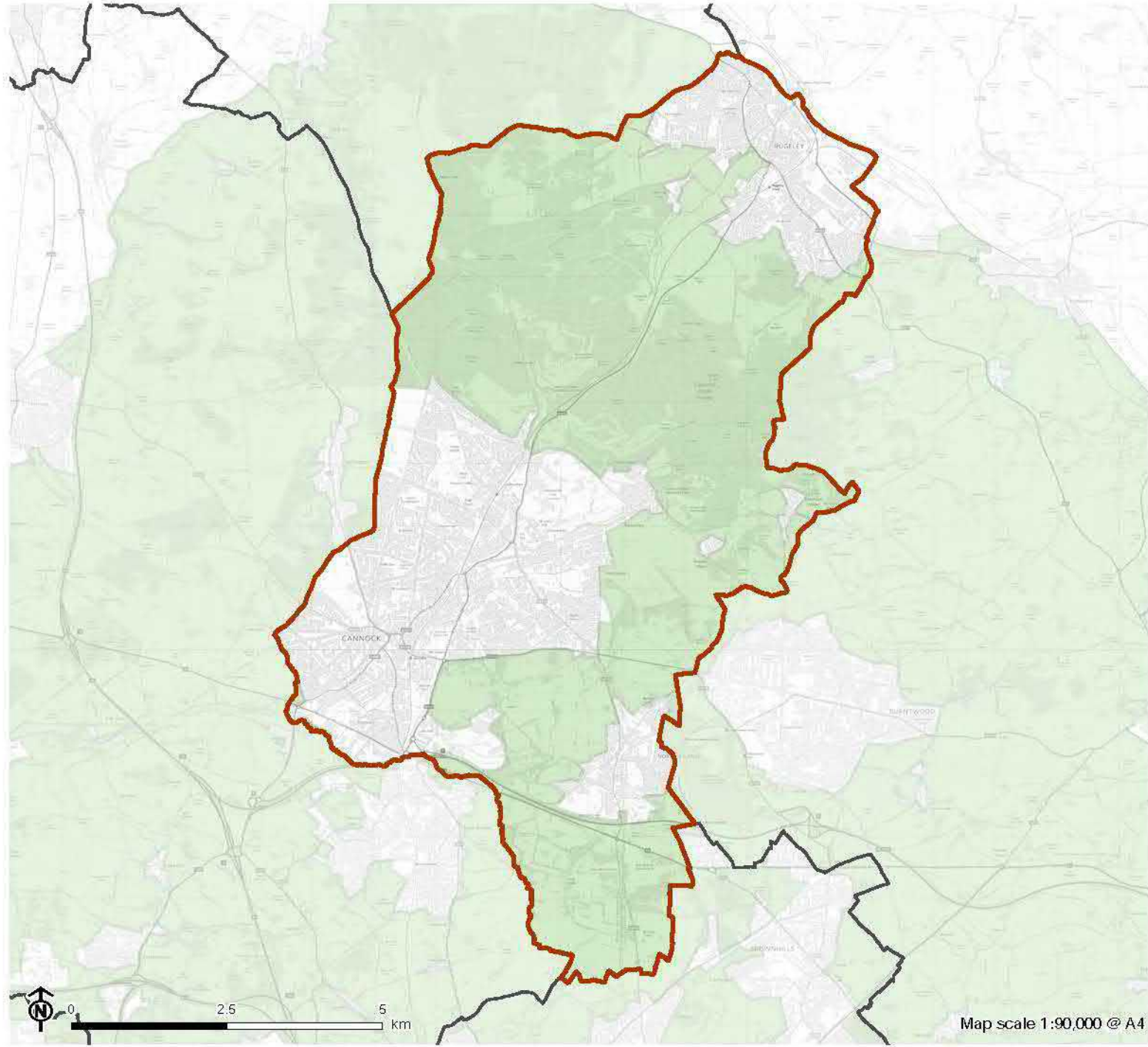
Appendix C Updated baseline information




Chase Green Belt to the NPPF Green Belt purposes, the Council has commissioned a further assessment of the potential 'harm' from releasing land for development from the Green Belt. This is due to be published in 2021.

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



Map scale 1:90,000 @ A4

Biodiversity

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 [\[See reference 18\]](#)

32. 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 [\[See reference 19\]](#) include:

- Broadleaved Woodland;
- Wood-pasture and parkland;
- Hedgerows;
- Grasslands;
- Heathland;
- Standing water;
- Streams and rivers; and
- Wetlands.

33. The UKBAP priority habitat types within the Cannock Chase District are lowland heathland, lowland mixed deciduous woodland, lowland dry acid grassland and coastal and floodplain grazing marsh.

Appendix C Updated baseline information

34. Three SSSIs are located partially or wholly within Cannock Chase District. These include Cannock Extension Canal (5.15 ha), Cannock Chase (1,264.30 ha, of which around 391.00 ha is within Cannock Chase District with the remainder in Stafford District), and Chasewater and the Southern Staffordshire Coalfield Heaths (530.33 ha, of which around 265.00 ha 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 2017-2018 [See reference 20] is as follows:

- Cannock Chase – 5.4%
- Cannock Extension Canal – 41.1%
- Chasewater and the Southern Staffs Coalfield Heaths – 3.81%

35. Two Special Areas of Conservation designated under the Habitats Directive, 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. The Council reported that for the year 2016-2017 the percentage of SSSIs/SACs in favourable condition had been maintained from the previous reporting year.

36. There are three Local Nature Reserves (LNRs) in the District. Hazel Slade (12.7 ha) represents an area of secondary woodland, pool and wetland and agriculturally unimproved grasslands on the edge of Cannock Chase AONB. Hednesford Hills (100 ha) 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 (31 ha) 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

Appendix C Updated baseline information

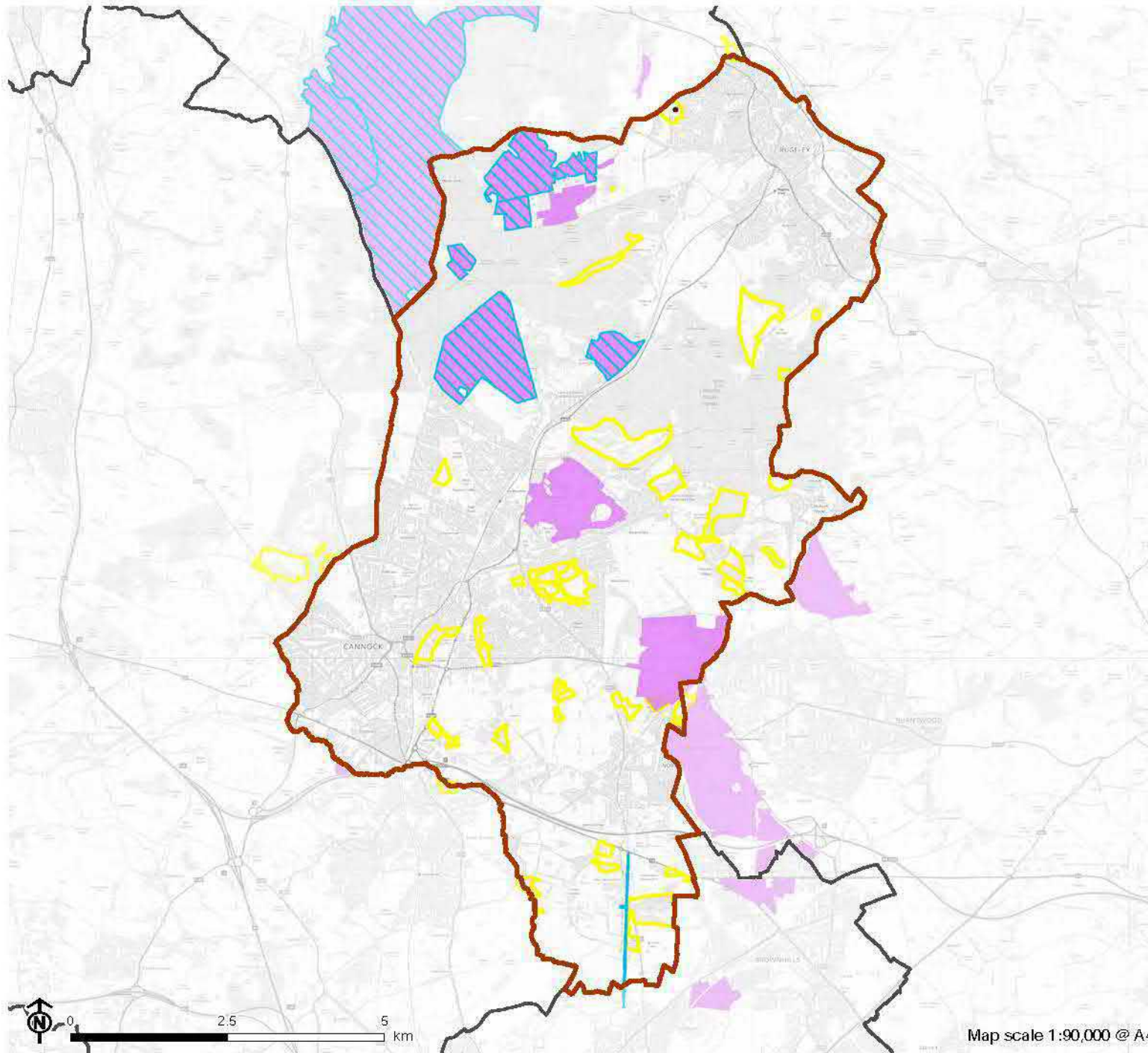
as a Regionally Important Geological Site (RIGS)) at Etching Hill, Rugeley, and the Cannock Chase Pebble Beds. Such sites also often have high biodiversity value and in the case of the Triassic period Pebble Beds, heathland biodiversity.

37. 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.

38. 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.

39. 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 Importance
- Site of Biological Importance
- Regionally Important Geological Site

Map scale 1:90,000 @ A4

Historic Environment

40. 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.
41. 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. [\[See reference 21\]](#)
42. 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.
43. 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

Appendix C Updated baseline information

accounting for 61% of all the woodland. Settlement represents 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. Fieldscapes cover 26% of the District.

44. 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.
45. 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) [\[See reference 22\]](#).
46. There are 66 listed buildings in the District of which, 7 are listed at Grade II* and the remainder Grade II. Of the listed buildings none are defined as "buildings at risk". Of these Listed Buildings, 66 are Grade II and eight are Grade II* [\[See reference 23\]](#). The relatively small number means that they are important to the District. There are eight Conservation Areas in the District, covering 45.7 hectares, including 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

Appendix C Updated baseline information

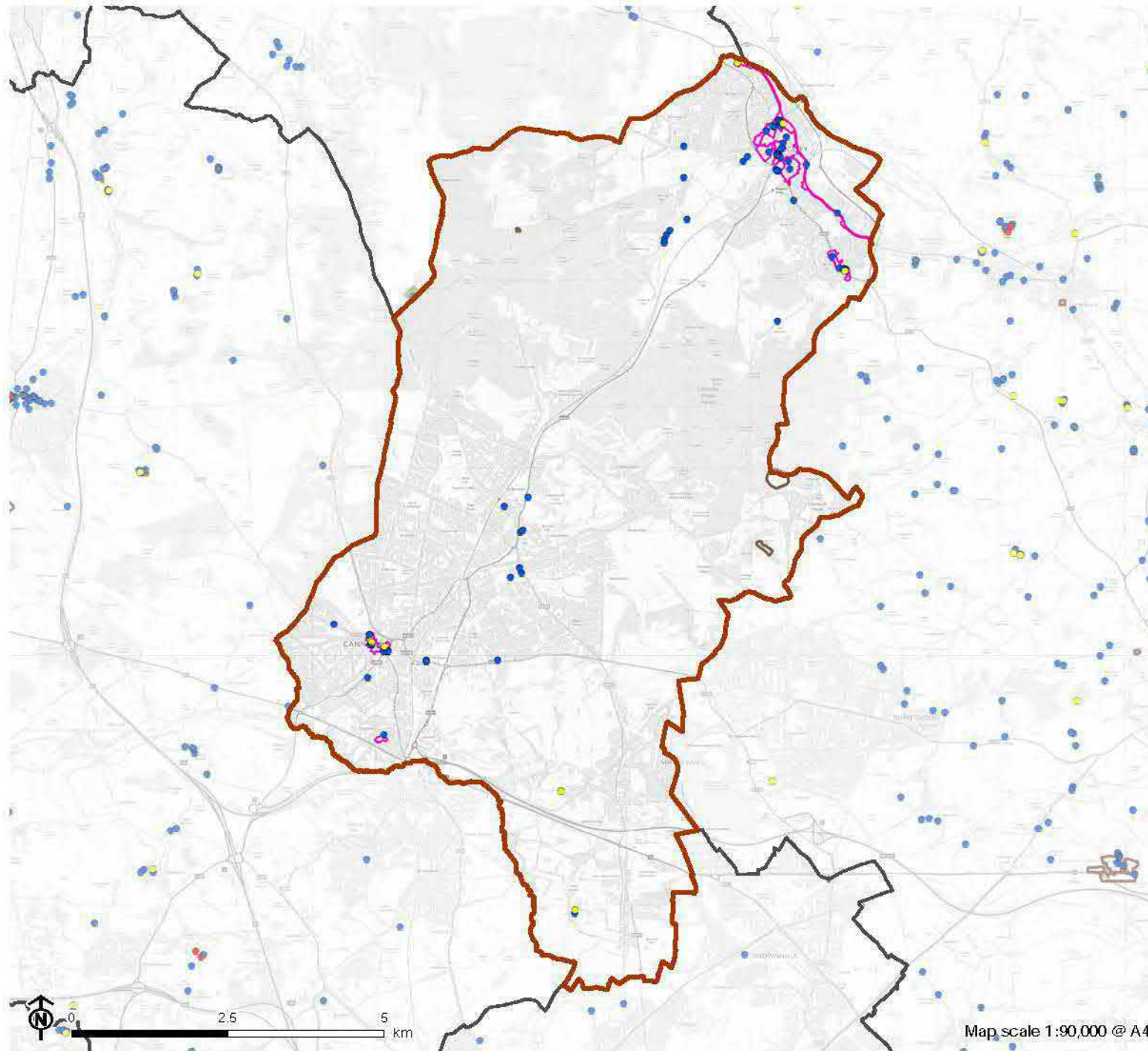
Sheepfair/Bow Street, Rugeley. None are identified as being at risk by Historic England.

47. In addition, there are five Scheduled Monuments in the District, including Courtbanks Covert Dam (Metal Working Site) (Cannock Wood), Castle Ring Iron Age Hill Fort (Cannock Wood), Churchyard Cross (St. Luke's Church, Cannock), a World War I Model of a Trench System (Penkridge Bank, Brindley Heath), and Conduit Head (High Green, Cannock) [\[See reference 24\]](#). None are identified by Historic England as being at risk.
48. 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, notable including Rising Brook. As such there is potential for further sites of archaeological value within the District [\[See reference 25\]](#).
49. 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 [\[See reference 26\]](#). 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 [\[See reference 27\]](#) 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 List was supported; however, this has not yet been progressed further due to resource constraints.

Appendix C Updated baseline information

50. 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
 - I
 - II*
 - II

Air, Water and Soils

Air Quality

51. 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.

52. 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:

- A5 Watling Street in Bridgtown (AQMA No.1);
- A5 Watling Street between Churchbridge and the Turf Island (AQMA No.2); and
- A5190 Cannock Road, Heath Hayes (AQMA No.3) [\[See reference 28\]](#).

53. The AQMA at the A5190 is located around the 'Five Ways Island' area of Heath Hayes and was the most recently declared of the District's AQMAs in March 2017, and became effective from 1st June 2017. The two AQMAs along the A5 take up the entire length of the A5 in the District between the boundary with Walsall to the east and boundary with South Staffordshire to the west.

54. The latest Local Air Quality Management Annual Status Report states that there is an emerging trend which shows continued improvement in air quality in the District. In recent years this improvement is only interrupted by high

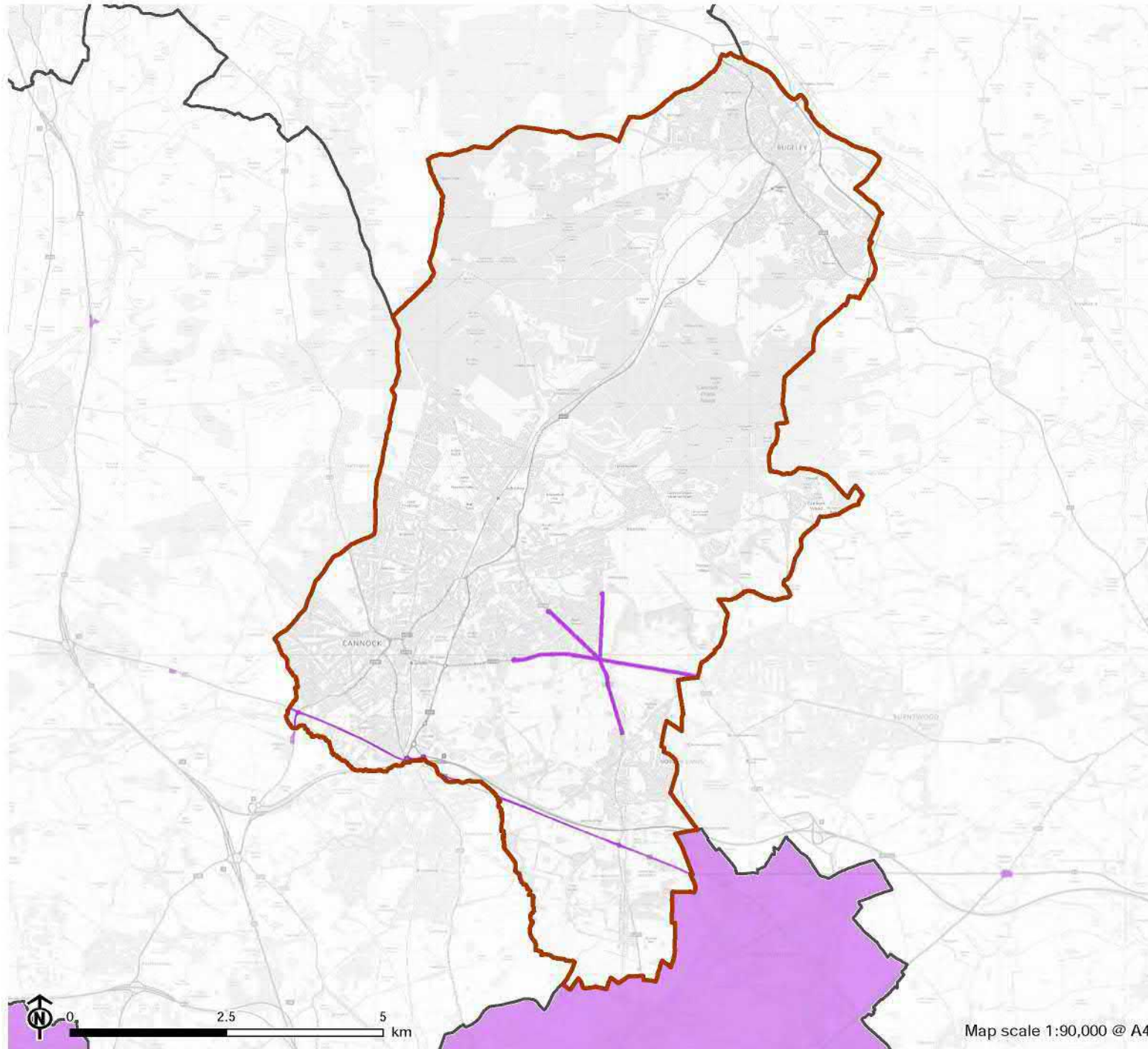
Appendix C Updated baseline information

values in 2016. Only the AQMA at Five Ways, Heath Hayes has continued to experience exceedances of the annual mean nitrogen dioxide objective over the past 2 years, and no new exceedances have been identified. However, insufficient time has passed since 2016 to conclude that the risk of exceedance no longer exists. Action plans to achieve improved levels of air quality for AQMA No.3 in Heath Hayes is underway, while Action Plans for AQMAs No.1 and No.2 are under review [\[See reference 29\]](#).

55. 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 AONB, 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.

56. 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

57. 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 30] 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 31] 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.

58. The Environment Agency has produced climate change allowances to support the NPPF. This includes advice on peak river flow by river basin district. Appendix C shows the Environment Agency's [See reference 32] predicted peak river flow allowances for the Humber 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.3: Peak river flow allowances by river basin district (using 1961 to 1990 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 2115)
Humber	Upper end (90th percentile)	20%	30%	50%
Humber	Higher central (70th percentile)	15%	20%	30%
Humber	Central (50th percentile)	10%	15%	20%

59. South Staffordshire Water Plc. supplies water to properties in the District and has a number of abstraction points within the area. In 2009/10 Owfat 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 33], 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 34] The 2018

Appendix C Updated baseline information

Southern Staffordshire Council Water Cycle 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 35] 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.

60. 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. Environment Agency Data reported by the Council in 2017-2018 provides the most recent data which shows that in 2016, three rivers in Cannock Chase (River Trent from River Sow to Moreton Brook, River Trent from Moreton Brook to River Tame and Rising Brook) had 'poor' ecological status while one (Saredon Brook from Source to River Penk) was 'moderate'. In terms of chemical status all four rivers were classed as 'good' [See reference 36]. There are a number of Groundwater Source Protection Zones within Cannock Chase District, which the Environment Agency has identified to show 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.

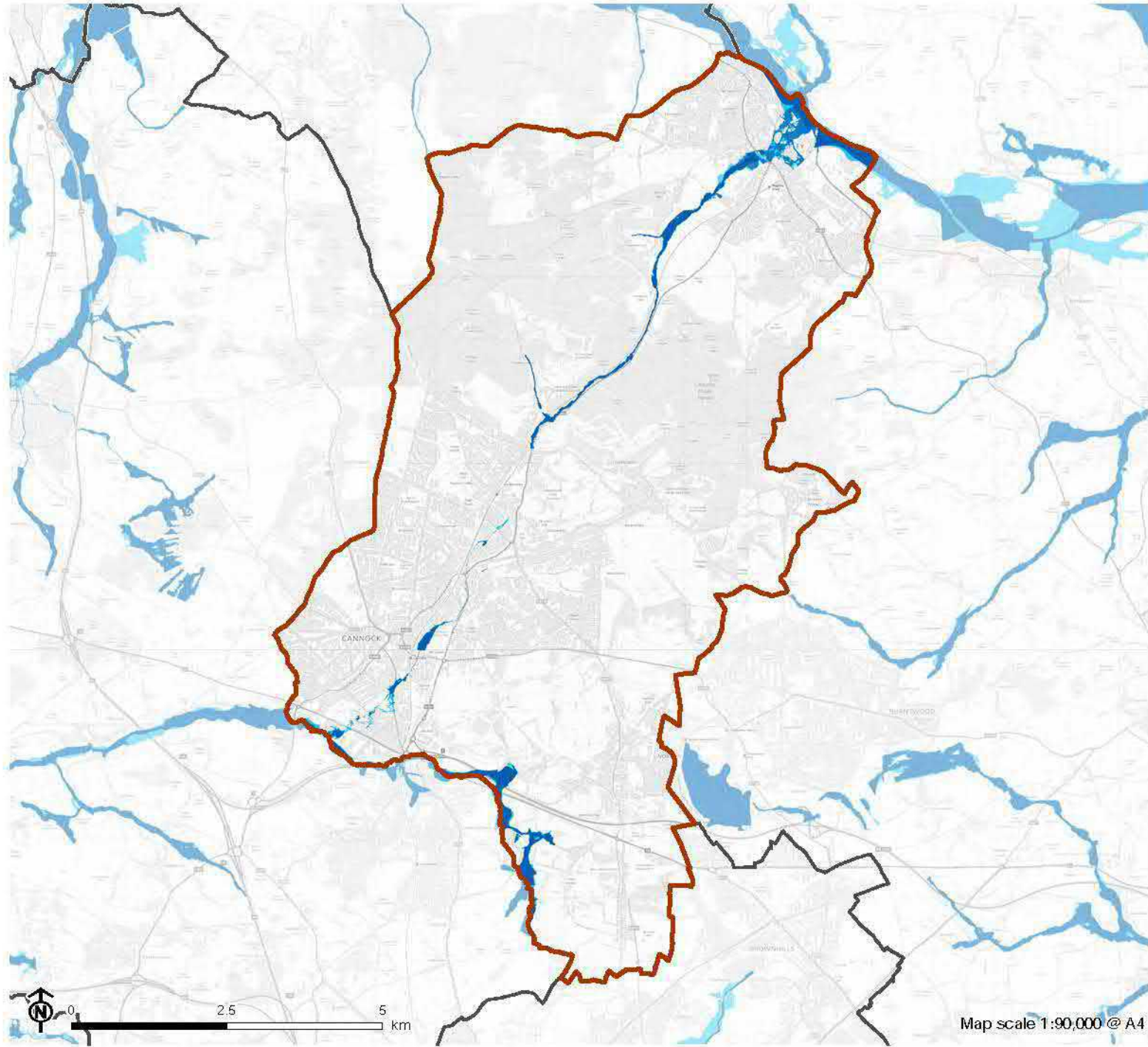
61. District-wide Objective 8 in the Local Plan (Part 1) refers to the findings of the Southern Staffordshire Water Cycle Study [See reference 37], which concluded that there are sufficient water resources for the level of growth

Appendix C Updated baseline information

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.

62. Areas of higher flood risk and Source Protection Zones are shown for Cannock Chase in Figures A3.6 and A3.7 below.

Figure C.6: Flood risk

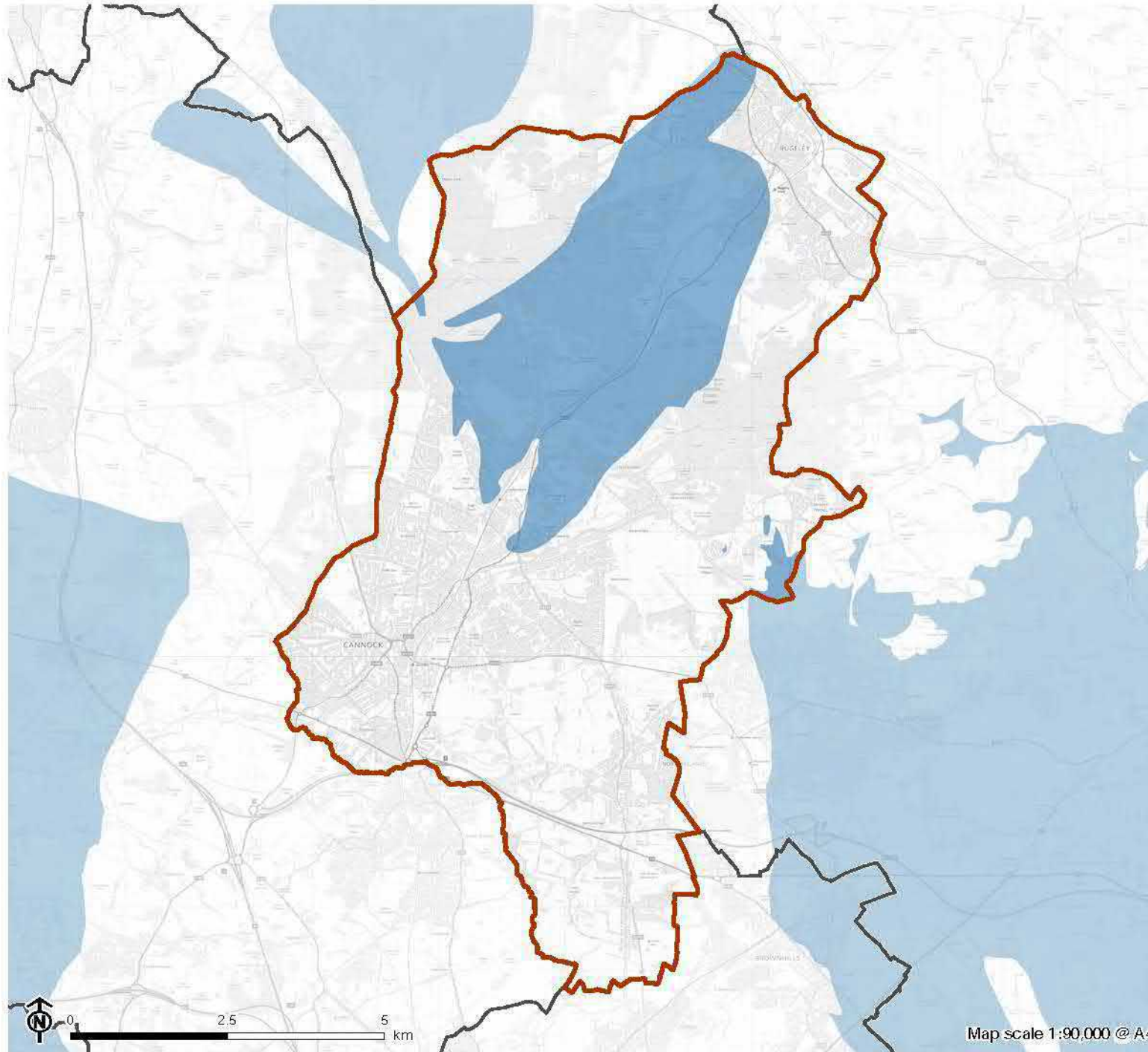





- Cannock Chase District boundary
- Local Authority boundary
- Flood Zone 3
- Flood Zone 2

0 2.5 5 km

Map scale 1:90,000 @ A4

Figure C.7: Water quality

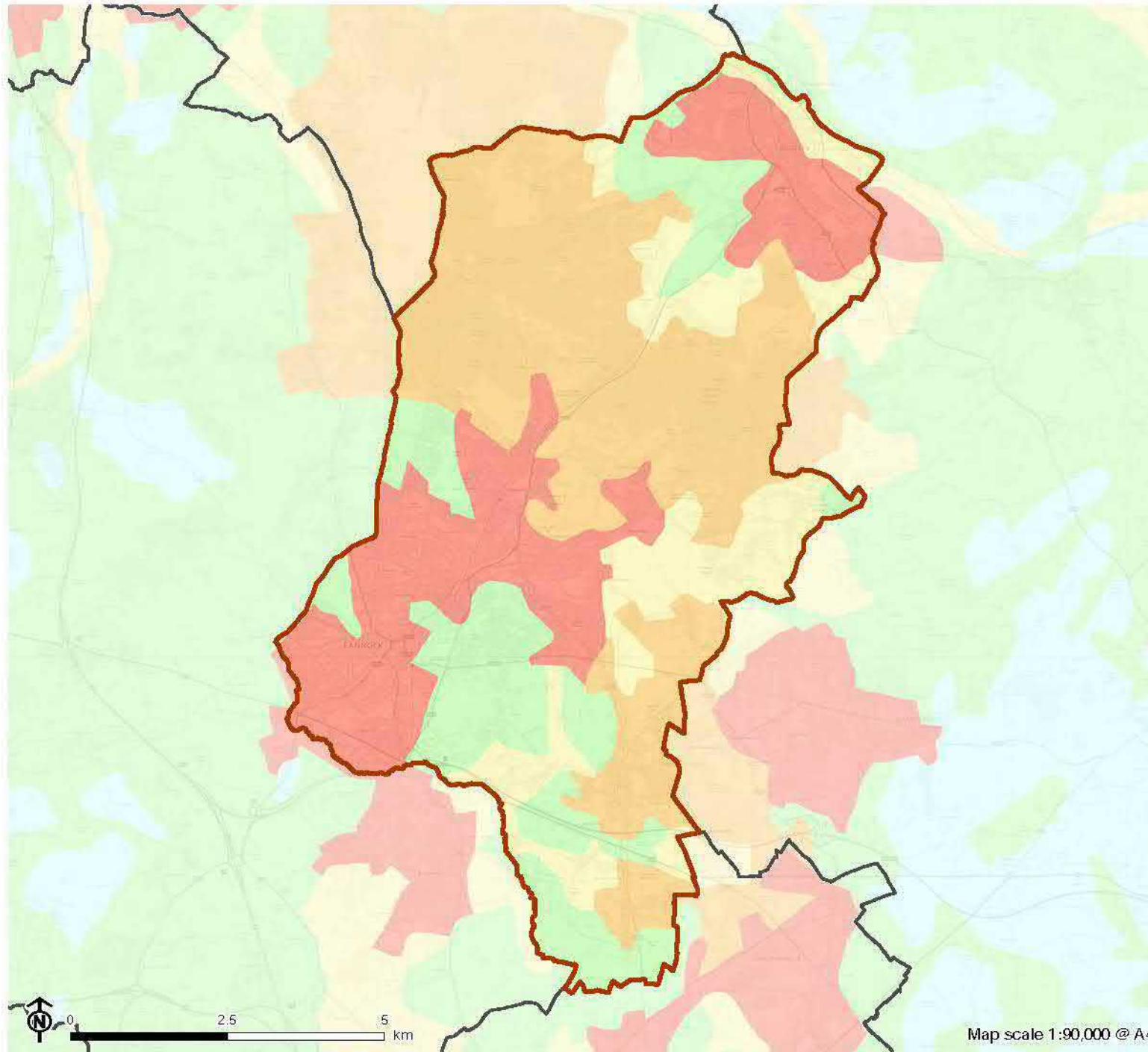


-  Cannock Chase District boundary
-  Local Authority boundary
-  Source Protection Zone

Soils

63. The Agricultural Land Classification (ALC) [\[See reference 38\]](#) 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'.
64. 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 AONB) 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.
65. 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 1
- Grade 2
- Grade 3
- Grade 4
- Grade 5
- Non Agricultural
- Urban

Map scale 1:90,000 @ A4

Amenity/light pollution

66. The latest light pollution map for the Cannock Chase District **[See reference 39]** shows that it is the 211th darkest district out of the 326 within England. 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 AONB, however brighter light ranging between 1 and 8 Nanowatts/cm²/sr are recorded at the periphery of the AONB. Cannock Chase AONB is the brightest of all 34 AONBs 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 AONB.

Waste and Minerals

Waste

67. Of the 38,723 tonnes of household waste produced in Cannock Chase in 2016-2017, 45.4% was sent for reuse, recycling or composting **[See reference 40]**. Approximately 392.1kg of waste per person was collected during this year. There was a slight decrease in waste generation per household in 2016-2017 compared to 2015-2016 levels (392.4kg per household in 2015-2016) and a slight decrease also in recycling rates (46.7% in 2015-2016). 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.

68. The Staffordshire and Stoke-on-Trent Joint Waste Local Plan [\[See reference 41\]](#) 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.
69. The 2013 refresh of the Staffordshire County Council and Stoke-on-Trent City Council Joint Municipal Waste Management Strategy [\[See reference 42\]](#) 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 2020. 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:
- 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 & sustainability.
 - To provide efficient and cost effective waste services to local residents and businesses.

Minerals

70. Staffordshire County Council adopted its Minerals Local Plan (2015-2030) [\[See reference 43\]](#) in February 2017. This has replaced the saved policies from the previous Minerals Local Plan.
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

72. The resident population of Cannock Chase in mid-2019 was estimated to be 100,762, with an almost even split between males and females (49,873 males and 50,889 females) [\[See reference 44\]](#). The population of Cannock Chase is less diverse than the national average; in 2011, 97.7% of the population in Cannock Chase was classed as white, compared with 85.9% in England & Wales [\[See reference 45\]](#).
73. The District had a marginally higher proportion of people who are of working age (62.9%) when compared to the West Midlands region (61.7%) and Great Britain as a whole (62.5%) in 2019 [\[See reference 46\]](#). The proportion of working age residents who were reported as being economically active for the period October 2019 to September 2020 (89.9%) is markedly higher than the figure for the wider West Midlands region (77.9%) and the national (79%) figure [\[See reference 47\]](#).
74. The 2016-based Subnational Population Projections produced by the Office for National Statistics (ONS) [\[See reference 48\]](#) 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-20186 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 65 and over) [\[See reference 49\]](#)

75. In 2019, Cannock Chase had a population density of 1,277 persons per square kilometre, which is higher than the England and Wales average (394 persons per square kilometre), and the second highest in Staffordshire after Tamworth (2,485 persons per square kilometre) [\[See reference 50\]](#)

Housing

76. For the year 2018 it was estimated that Cannock Chase had around 42,828 households [\[See reference 51\]](#). This figure is expected to rise to approximately 47,102 households by 2039. In the year 2016, Local Authorities (including those outside of the District) owned and were responsible for 5,150 dwellings. [\[See reference 52\]](#)

77. Houses in Cannock Chase on average cost £1,619 per square metre which is significantly lower than the average England and Wales of £2,395 per square metre [\[See reference 53\]](#). The average house price in Cannock Chase in October 2018 was recorded as £171,225, which is an increase of 2.9% from £166,449 in October 2017. Over the same period the national average housing price increased by 0.8% to £249,814 and the county average increased by 2.4% to £196,944. The Cannock Chase average house price was the third lowest in Staffordshire at the end of October 2019, after Newcastle-under-Lyme (£157,910) and Stoke-on-Trent (£111,881) [\[See reference 54\]](#).

Appendix C Updated baseline information

78. The median housing affordability ratio in Cannock Chase in 2018 was recorded as being 6.31. This is lower than the figure at a national level given that in 2018 workers across the UK could typically expect to spend around 7.8 times annual earnings on purchasing a home [\[See reference 55\]](#). In 1997 the figure was recorded as 3.2 for the District and 3.6 nationally. This demonstrates the trend for increasingly unaffordable homes within the District and at a national level and therefore there is a need for affordable housing in Cannock Chase.
79. According to the 2011 UK Census, 70% of households in Cannock Chase are owner occupied, decreasing from 74% in 2001. In addition, 13% of tenures are privately rented and 17% social renters, changing significantly from 7% and 19% in 2001, respectively. The 2019 Cannock Chase Local Housing Needs Assessment [\[See reference 56\]](#) 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 [\[See reference 57\]](#) 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).
80. The minimum Local Housing Need figure for Cannock Chase in 2018 has been identified as 284 dwellings per year [\[See reference 58\]](#). The 2019 Cannock Chase Local Housing Needs Assessment identified a net, unmet, affordable housing requirement of 365 for 2018. This is the number of affordable homes needed to house those who do not currently occupy affordable housing and were identified as needing this type of provision. In addition, the 2019 Assessment also considered households who will arise in for the 18-year period 2018-36, as well as those who can afford market rents, but who aspire to home ownership. From this there is an identified rented affordable housing requirement of 1,550 dwellings and an affordable home ownership requirement of 1,145 dwellings, totalling an affordable housing requirement of 2,696 dwellings.

Appendix C Updated baseline information

81. The modelled demand for specialist older person housing in the District identifies a total requirement of 3,098 dwellings over the up to 2036. This is expected to include around 2,190 sheltered homes and around 910 extra care homes. Furthermore, the 2019 Assessment also outlines that there will be a total of 7,450 households up to 2036, which will need either adaptations to their existing housing or suitable new housing to be provided considering their existing or potential for future health problems expected up to 2036.
82. The local housing requirement for Cannock Chase as set out in the Local Plan (Part 1) was 5,300 dwellings for the Local Plan period 2006-2028. When taking into account homes which have been completed from 2006/07 to 2016/17 (2,679 dwellings), the requirement in the Local Plan (Part 1) stood at 2,621 dwellings giving a managed delivery target of 238 dwellings per annum.
83. The most recent position statement, published in September 2019 [[See reference 59](#)], provides a summary of the Council's five year land supply for the period April 2019 to March 2024. It identifies a five year supply requirement of 1,377 dwellings. Due to no significant under delivery of housing over the previous three years, a buffer of 5% is applied to produce a final five year supply requirement of 1,446 dwellings, equating to 289 net dwellings per year. Including windfall allowance, and taking account of the non-implementation discount, there is a total deliverable supply of 1,921 net dwellings, resulting in a balance of +465 net dwellings. The statement therefore identifies that the Council currently has in excess of five year's housing land supply, at around 6.6 years.
84. 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 of 28,150 dwellings to 2031 and 60,900 to 2036. How much of this shortfall will need to be met in Cannock Chase District is currently uncertain but as part of the new Local Plan preparation,

the Council will need to explore options for delivering some housing to meet the shortfall [\[See reference 60\]](#)

Health

85. The health of people in Cannock Chase is varied compared with the England average. Health deprivation is higher than average and 16.6% of children (2,900) [\[See reference 61\]](#) live in low income families. Life expectancy for the period 2016 to 2018 for men was lower than the England average (79.6 years for men and 83.2 years for women) at 79.0 years for men and 82.4 years for women. For men life expectancy is 7.9 years lower and for women it is 6.9 years lower in the most deprived areas of Cannock Chase when compared to the least deprived areas in the District. Life expectancy between 2014 and 2016 in the District was 78.6 years for men and 82.6 years for women, which was slightly lower than the national averages of 79.5 years and 83.1 years respectively. This shows a trend towards a slight decrease in local life expectancy and a widening of the gap since 2018 between the life expectancy of those living in the most deprived areas in the District and those living in the least deprived areas given that the figure for that year for men was 7.7 years and for women was 5.5. years [\[See reference 62\]](#).

86. 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. [\[See reference 63\]](#)

87. The health summary for the District shows that Cannock Chase performs significantly worse than the England average in terms of life expectancy at birth (female); under 75 mortality rate from all cause; mortality rate from cancer; emergency hospital admission rate for intentional self-harm; percentage of adults classified as overweight or obese; percentage of smoking during pregnancy; percentage of breastfeeding initiation; and average GCSE attainment (average attainment 8 score). It should be noted

that the District has seen improvements across many of these indicators in comparison to the previous reporting year. The exceptions to this are for the indicators under 75 mortality rate from all causes; mortality rate from cancer; percentage of smoking during pregnancy; and percentage of breastfeeding initiation for which rate recorded for Cannock Chase is less favourable than the national average [\[See reference 64\]](#).

Physical Activity and Obesity

88. 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 28.2% of the District's residents undertaking fewer than 30 minutes of physical activity per week in 2017/18 (identifying as physically inactive), this is higher than the average for England, at 25.1%. Over the period 2017 to 2018, 74% of adults (aged 18+) in the District were classified as overweight or obese. This represented an increase of more than 4% from 2016/17 and is significantly higher than the England average of 62%.

89. In children aged 10-11, those classified as overweight or obese rose from 36% in 2016/17 to 37.1% in 2017/18. On the other hand, the percentage of overweight and obese children aged 4-5 fell from 27.6% in 2016/17 to 26.4%. However, this remained above the average for England (22.4%) [\[See reference 65\]](#). 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 5 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 [\[See reference 66\]](#)

90. Being overweight or obese is also linked to various mental health issues, including low self-esteem and depression, which has significant socioeconomic implications [\[See reference 67\]](#)

Ageing Population

91. The ageing population in the District has also been identified as a health priority for Cannock Chase. It is expected that by 2027, there will be a 19.8% rise in people aged 65 and over, and a 37.7% rise in people aged 85 and over [\[See reference 68\]](#). 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

92. The Index of Multiple Deprivation (IMD) 2019 [\[See reference 69\]](#) 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

Appendix C Updated baseline information

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.

93. 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 [\[See reference 70\]](#).

94. 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 2016, 12.5% of household (5,281) in Cannock Chase were deemed to be in fuel poverty is marginally higher than the county average of 12% and lower than the regional average of 13.7% [\[See reference 71\]](#). From April 2018 to April 2019, 1,583,668 people across the UK (of which 577,618 were children) were supported by three day emergency food supplies from foodbanks established by The Trussell Trust. This total number increased from 1,332,952 in the period 2017-2018. In the West Midlands the number of those supported by such services in 2017-2018 was recorded as 119,946. The top three reasons for referral to a foodbank in The Trussell Trust network in 2018-19 were 'income no covering essential costs' (33.11%) 'benefit delays' (20.34%), and 'benefit changes' (17.36%) [\[See reference 72\]](#)

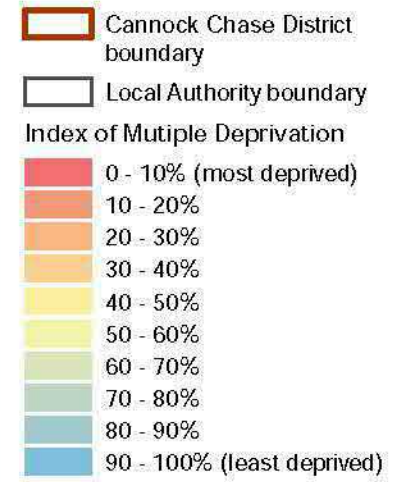
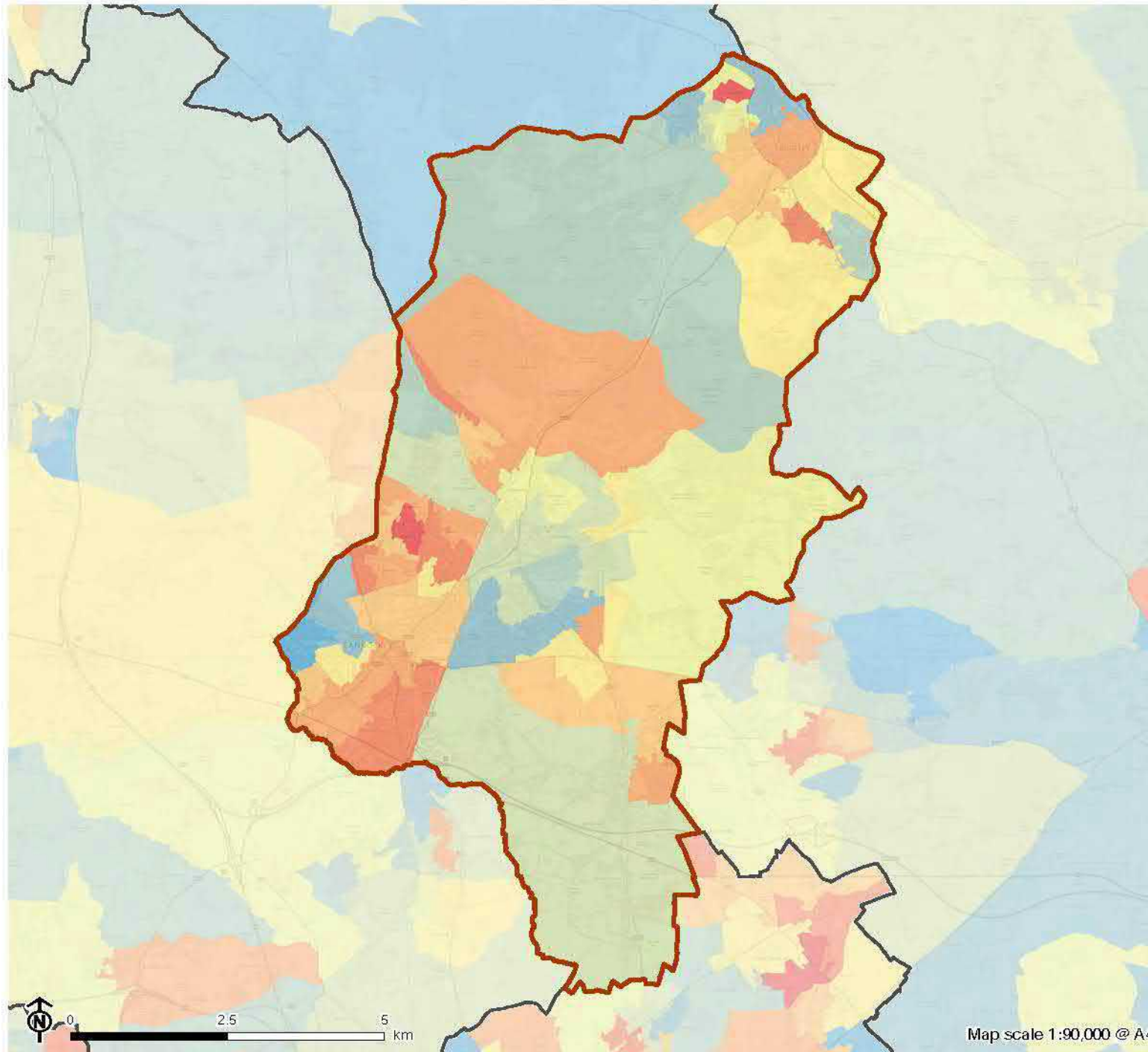
95. The Cannock and District Foodbank was launched in October 2012. Between April 2013 and March 2014 the Foodbank collected 36,299 kilograms of food donated by the local community. More than 34,500 kilograms of food was distributed during this period (34,516 kg), with 2,608 adults and 1,292 children 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 [\[See reference 73\]](#).

Appendix C Updated baseline information

96. 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 74] The percentage of pupils in receipt of Free School Meals (FSM) 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 75].

97. 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)



Map scale 1:90,000 @ A4

Crime

98. 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 [\[See reference 76\]](#). For the twelve-month period up to the end of 2019 Cannock Chase had recorded 61.80 crimes per 1,000 people. For comparison, the West Midlands reported a 78.99 crimes per 1,000 people for the same period. The number of recorded offences in Cannock Chase decreased from 69.51 crimes per 1,000 people from the previous reporting period. Victim based crime in the District accounted for 90% of crime during the most recent reporting period. 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 (5.26) for the twelve-month period up to the end of 2019 in Cannock Chase was reported as being significantly lower than the equivalent figure for the West Midlands (9.79) [\[See reference 77\]](#).

99. 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 [\[See reference 78\]](#). The District has seen a recent small decrease in the number of reported crimes per year and 99% of respondents to the Feeling the Difference 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 [\[See reference 79\]](#).

100. The Design SPD for Cannock Chase District [\[See reference 80\]](#) 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

101. 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.
102. Statistics from January 2018 to December 2018 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 (26.6%) is slightly below that of the West Midlands (33.1%) and Great Britain (39.3%). While up to date figures are not available at District level in relation to those residents who have no qualifications, the proportion of those in the West Midlands who fall into this category is 10.3%, which is higher than the national average of 7.8%. GCSE attainment for Cannock Chase pupils is worse than the England average, with 84.4% of residents attaining NVQ1 level qualifications and 69.1% attaining NVQ2 level qualifications, compared with 85.4% and 74.9% for Great Britain, respectively [See reference 81]. Furthermore, there are inequalities within the District in relation to educational achievement (specifically pupils achieving five GCSEs or more) which range from 25% in Cannock North ward to 59% in Hawks Green ward [See reference 82].

Culture, Leisure, Recreation and Tourism

103. 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

Appendix C Updated baseline information

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.

104. 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 Cannock Chase Visitor Centre and the Birches Valley Forest Centre. The number of visitors to the Prince of Wales Theatre and the Museum of Cannock Chase in 2017-2018 increased from 64,121 to 68,928 and from 239,388 to 393,262 respectively from the previous year [\[See reference 83\]](#).
105. 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 [\[See reference 84\]](#). More recently, Cannock Chase District Council has produced the Playing Pitch Strategy and Action Plan (2019) [\[See reference 85\]](#) 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.
106. There are three main town centres within Cannock Chase, including 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 [\[See reference 86\]](#) 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.

107. 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.

108. 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 [\[See reference 87\]](#).

Employment and Economic Activity

109. In December 2019 the percentage of economically active people in Cannock Chase was reported as 85.9%. This was above the West Midlands average of 77.7% and the national average of 78.9%. Across the same period, the unemployment rate of the economically active population (ages 16-64) was recorded as 2.7% in Cannock Chase, which was lower than the unemployment rate of 4.8% for the West Midlands as well as for Great Britain (3.9%). The District’s employment rate has increased over recent years and remains higher than regional and national level. Between December 2018 and December 2019, the percentage of economically active people increased from 73.5% to 82.9% in the District, compared to an increase from 73.3% to 73.9% in the West Midlands [\[See reference 88\]](#).

Appendix C Updated baseline information

110. Youth unemployment (as represented by those aged 16-24 and not in education, employment or training) has remained relative stable in recent years. For the most recent reporting period (October-December 2019) the recorded figure of 11.3% was the same as the figure recorded a year previous to this. The West Midlands reported a slightly higher figure of youth unemployment (11.4%) for the same reporting period [\[See reference 89\]](#). The number of people claiming Jobseeker's Allowance as a percentage of the working age resident population as of February 2020 was 0.7%, compared to 1.5% for West Midlands and 1.1% nationally [\[See reference 90\]](#).
111. There were 42,000 employee jobs recorded in the District in 2016, comprising 29,000 full-time and 13,000 part-time [\[See reference 91\]](#). The three main employment sectors in the District between January 2017 and December 2017 were professional occupations (23.4%), associate professional and technical (18.2%) and Skilled Trades Occupations (13.5%). These figures are similar to those recorded for the West Midlands during the same period of time. In 2019, the average full time worker weekly pay for those residents of the District was £538.50 (This figure is lower than the West Midlands average (£550.80) and lower than the national average (£587.0). On average, male full-time workers who were residents in Cannock Chase were paid more than females (£563.30 compared to £457.10) [\[See reference 92\]](#). 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.
112. Of the 3,385 enterprises within Cannock Chase in 2019, 88.2% were considered 'micro' sized (0-9 employees), 10.5% were considered to be 'small' (10-49 employees), 1.2% were considered to be 'medium' (50-249 employees) and 0.3% were considered to be 'large' (250+ employees). Over the past 4 years, enterprises within the District have increased by almost 10% demonstrating a degree of stability in local job provision. [\[See reference 93\]](#)

Appendix C Updated baseline information

113. The Local Plan (Part 1) includes a District-wide objective to encourage a vibrant local economy and workforce and recognises the need to rebalance and strengthen the local economy. It identifies structural weaknesses in the local economy including low levels of educational attainment and adult skills.
114. The Cannock Chase Employment Land Availability Assessment (ELAA)(2017) [\[See reference 94\]](#) has identified that there is currently a shortfall of approximately 3ha of available employment land against the Local Plan (Part 1) target of providing for at least 88ha of new and redeveloped employment land. This shortfall has recently arisen as a result of the use of Mill Green for a designer retail outlet village instead of B class employment use. Land at Rugeley Power Station represents a potentially large additional source of employment land supply in the District. Assessment work in relation to timescales and potential uses at this site is ongoing. The available supply is dominated by two large sites in particular coming forward for B1/B8 warehousing uses (at Kingswood Lakeside). Trends indicate that B1, B2 and B8 developments have dominated the local employment land provision in recent years. The completed employment development in Cannock Chase from 2006-2007 to 2017-2018 was 60.98ha, equating to 5.1ha per annum. Of these completions 10.2ha (17%) was on brownfield land and was redeveloped from industry [\[See reference 95\]](#).
115. In 2019, Cannock Chase District Council commissioned preparation of an Economic Development Needs Assessment [\[See reference 96\]](#) to forecast the employment growth across sectors in light of the revised Framework and Planning Practice Guidance. The assessment also considered key growth drivers in the District and potential policy options for employment land. The study concluded that there is a need for 30-67 hectares of employment land between 2018-2036, and a further 33-74 hectares up to 2038. However, in light of the COVID-19 Pandemic, a 2020 update to the study was commissioned, which included analysis of how the District's economy may change and how this will impact different sectors. The employment land Objectively Assessed Need was altered as a result of this update to a range between 48ha-66ha between 2018 and 2038. The range does not however make allowance for losses in employment land and

Appendix C Updated baseline information

therefore the range rises to 63ha to 81ha if losses are replaced at a 0.756ha per annum (which is the current loss replacement figure for the District).

116. An assessment of existing employment areas in Cannock Chase has also been undertaken to inform the preparation of the Local Plan [See reference 97]. This considered 77 sites across 22 broad employment areas covering a gross area of around 311ha. 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.

117. 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 an economic growth of 6% since 2014. This vision is set out through the Strategic Economic Plan [See reference 98]. 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 99] 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 £29bn (GVA).

118. 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.

119. 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.

120. 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

121. 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

Appendix C Updated baseline information

some of the everyday liaison functions on its behalf. The A5 trunk road is under the responsibility of the Highways England.

122. For rail travel, the District is served by the Chase Line, which provides a passenger service between Birmingham, Walsall and Stafford, with the potential 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 which does serve the District and in particular Rugeley by providing links to London. The construction of infrastructure required to support the £100m Chase Line electrification was completed in December 2018 and is due to be operational in May 2019. This project will result in the introduction of faster, longer and more frequent services, including two trains per hour throughout the day to Birmingham, and new direct services to the NEC/Birmingham Airport and London Euston. The line speed will also be increased from 45mph to 60mph as part of this improvement process.

123. 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, Mill Green retail designer outlet village, which will attract 3-4 million visitors per annum. 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.

124. 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 100]

Appendix C Updated baseline information

125. Cannock Chase District has one of the highest rates of all local authorities in England and Wales for journeys to work by car/van/taxi/motorcycle. 82% of people making journeys to work do so via these modes compared to 64% nationally. 5% of people make journeys via public transport (compared to 16% nationally) whilst 10% make journeys via walking/cycling (compared to 14% nationally) [\[See reference 101\]](#). 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.
126. 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 & Wales [\[See reference 102\]](#) 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.

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 103] 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

- AQMAs (Cannock Chase AQMA, CCDC AQMA 2 and AQMA3 (Five Ways Island))
- 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 AONB, 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

- AONB
- 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 [\[See reference 104\]](#) so will have significant positive effects. Therefore:

- Sites with capacity for more than 11 10 homes or more will have a significant positive (++) effect.
- Sites with capacity for fewer than 11 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

12.12. 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 105]** 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. 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

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

Appendix D Assumptions applied during the SA of Site Options

(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 106] 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 107], 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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Integrated Impact Assessment:
Cannock Chase Local Plan
Preferred Options Appendices - Part 2
Sustainability Appraisal Report incorporating
Health Impact Assessment

Cannock Chase District Council

Final report
Prepared by LUC
March 2021

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Contents

Appendix E	4
SA matrices for the site options at the Preferred Options stage	
References	1282

Appendix E

SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options 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.

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 AONB. 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 within 505m of the Cannock Chase AONB 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.	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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

objective given that the site would provide nearby access to a number of open spaces and PRowS.

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 directly adjacent to an AQMA designated along Cannock Road, so a significant negative effect is expected on air quality. Additionally, as the site is adjacent to the A5190 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 urban land it is expected that development may have adverse effects on soils in the District. 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, 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

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 AONB. 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,

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB.

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.	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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB 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 AONB. 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 at the Preferred Options 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 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 at the Preferred Options stage

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 at the Preferred Options stage

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.

C113(f): Land west of Pye Green Road,
 Hednesford Cannock (Adjacent to Pye Green
 Road Land South of and Surrounding
 C113((e))*

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB, 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 AONB. 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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.

C113(g): Land west of Pye Green Road, Hednesford Cannock (Land Northern end of C113(c))*

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB, 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 AONB. 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 at the Preferred Options 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 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 at the Preferred Options stage

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 AONB.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

(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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

C116(a): 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 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.

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 AONB

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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

C116(a), C489 and C352: South of Lichfield 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,

Appendix E SA matrices for the site options at the Preferred Options stage

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. Beyond the site boundary, the Chasewater and the Southern Staffordshire Coalfield Heaths SSSI is located approximately 420m 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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 non-agricultural land 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 approximately 875 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 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 and CP21 which are classified as Coalfield Farmlands and Planned Coalfield Farmlands, respectively, in the Landscape Character Assessment for Cannock Chase District so 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.

The site is not located within 1km of the Cannock Chase AONB

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 twenty-three bus stops within 350m of the site, but 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 60m north of a portion 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 around 875 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 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 around 875 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 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 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 at the Preferred Options stage

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 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. Mill Green and Hawks Green LNR lies just 50m north of the site and Gorsemoor Road Park, housing amenity land, both of which within the Green Space Network (2012), is also within approximately 75m to the north of the site and this contains two playgrounds. Both green spaces have unrestricted access. 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 (875 dwellings are suggested) and could therefore offer good opportunities to incorporate new open space. However, the site includes two PROWs, a green link and two private sports grounds, one of which is the Heath Hayes Football Club, which could be lost due to development. This, however, is uncertain as it

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options 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 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

Sites C489 and C352 were screened out of the heritage impact assessment work.

C116(b): 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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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, 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 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 AONB

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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

This site is not currently in employment use so a negligible effect is likely on this SA objective.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

C116(c): 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 at the Preferred Options stage

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 AONB.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 AONB. 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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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. 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 significant negative effect is likely in relation to this SA objective.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options 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. 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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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 AONB 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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 AONB 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 Rawnsley 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

C220(a): 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

C220(b): 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options 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.

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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.

C264(a): 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 at the Preferred Options stage

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 AONB.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

C264(b): 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options 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 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.

C264(c): 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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.

C264(d): 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 at the Preferred Options 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. 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 AONB 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 at the Preferred Options stage

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.

C264(e): 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB 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 at the Preferred Options 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 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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options 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 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 at the Preferred Options 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. 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 AONB 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

C279 and C84: Land east of Wimblebury Road at Bleak House, 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

Appendix E SA matrices for the site options at the Preferred Options stage

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’s north western boundary lies directly adjacent to the Wimblebury Road. This road is located within AQMA3 (Five Ways Island), 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. The site is not adjacent to an ‘A’ road or a motorway.

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. 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 at the Preferred Options stage

Overall an uncertain significant negative effect is expected on this SA objective due to the potential increases in air pollution following the sites development.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB.

Appendix E SA matrices for the site options at the Preferred Options 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.	+

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.

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 at the Preferred Options stage

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 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.

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

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 at the Preferred Options stage

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.

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.

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

greenspace and a playground. Several PRowWs 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options 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.

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 AONB 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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 bought 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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 the site to

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 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.

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 AONB.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

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.

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 at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

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 AONB 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.

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.

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

geodiversity of those sites/features, e.g. through habitat damage/loss, 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 (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 AONB 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 AONB 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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB 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 at the Preferred Options 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.

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 at the Preferred Options stage

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 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 AONB. 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. 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.

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.

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 AONB. 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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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 AONB. 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 AONB. 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options 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. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

C422(b) 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.	++

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. Benefits may occur through an increase in footfall to the town centre and regeneration of brownfield land leading to improvements in

Appendix E SA matrices for the site options at the Preferred Options stage

the character of this 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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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 the 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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	++
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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 AONB, 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 AONB. 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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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) 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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

Appendix E SA matrices for the site options at the Preferred Options stage

(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 AONB.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 at the Preferred Options stage

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

C509: Park Road Offices, 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 25 dwellings) in size. Therefore, a minor positive is likely in relation to this SA objective.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

C511 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 180m to the south of Hednesford Brickworks Site of Biological Importance, therefore, the site could be affected by development. A minor negative effect with uncertainty is therefore attached. As the Cannock Chase SAC lies approximately 3.3km 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 directly adjacent to an AQMA designated along Hednesford Road, so a significant negative 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, a mixed minor positive and 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 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 not be making 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 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 AONB. 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 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.

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,

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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, 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

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.

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 AONB.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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. 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.

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.

N3(b): 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 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 AONB.

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.

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 [\[See reference 1\]](#)

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, 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

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 AONB.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB

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 at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 at the Preferred Options stage

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 AONB.

Appendix E SA matrices for the site options at the Preferred Options 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. 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 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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB.

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.

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 PRow 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

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 green link is located adjacent to the site to the west. A PRoW 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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 A5190, B4154 and Wimblebury Road junction. It is likely that a large 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 at the Preferred Options stage

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.

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 AONB.

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 at the Preferred Options stage

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 (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 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

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 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.

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

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 AONB.

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.

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 Commonsides, 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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

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 AONB. 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 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.

Appendix E SA matrices for the site options at the Preferred Options 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 and due to the vast size of the potential residential site (100 dwellings) the scale of the impacts will likely be 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 AONB. 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 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.

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 AONB. 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 and it is approximately 1km from Norton Lakeside Halt 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

Wood, and SBI, both lie within approximately 300m of the potential residential site. 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 is not located within or directly linked to an AQMA. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

N74: Land off Burntwood Road, Norton Canes

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 moderate sensitivity with a moderate visual impact. In addition, the site is further than 1km from the Cannock Chase AONB. 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 Hedgesford 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. Therefore, an uncertain minor negative effect has been identified in relation to this SA objective.

Appendix E SA matrices for the site options at the Preferred Options 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

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.	--?

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 AONB, 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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. 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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*

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options 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.

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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

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 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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

R18(a): 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

R18 and R18(a): 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 increased potential for the re-use of materials and buildings which are already onsite.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options 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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 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 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.

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 AONB. There is potential that development at this site could have an adverse impact in terms of the setting of the protected landscape of the AONB. 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.

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.

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 (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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 AONB 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 at the Preferred Options 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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 38 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/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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

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) 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 AONB 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 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.

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 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

**R29: 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 15 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 at the Preferred Options stage

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.

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 AONB 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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options 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 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

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 AONB, 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 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.

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 AONB, 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.	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.

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 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 AONB. 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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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

R43(a): 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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 (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

Appendix E SA matrices for the site options at the Preferred Options stage

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.	--?

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 AONB 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 at the Preferred Options 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 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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.

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.

R43(b): 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB 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 at the Preferred Options 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 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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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.

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.

R43(a) and R43(b): 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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 at the Preferred Options 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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.

R43(c, 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB 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 at the Preferred Options 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 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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.

R43(h): 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB 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 at the Preferred Options 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB, 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB, 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options 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 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 at the Preferred Options stage

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB, 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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 at the Preferred Options 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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).

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 at the Preferred Options 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 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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB. 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 at the Preferred Options 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 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

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 AONB. 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 AONB and is situated within a Sandstone Hills and Heath LCT which has being 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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options 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 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 employment sites

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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.

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 AONB.

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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. 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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options 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. 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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

result of development that might take place at this location. Commonsides 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 then 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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

(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 AONB.

Appendix E SA matrices for the site options at the Preferred Options 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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

RE3: Former Power Station off A51 (adjacent to Towers Business Park), Rugeley*

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB.

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 at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.	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 AONB. 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 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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB 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.

Appendix E SA matrices for the site options at the Preferred Options 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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB.

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

Appendix E SA matrices for the site options at the Preferred Options stage

once every 130 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options 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. 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB. 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 at the Preferred Options stage

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 at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

unknown how 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options 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. 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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. Therefore, an uncertain negligible effect is likely in 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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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,

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 AONB. 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 at the Preferred Options 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.

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options 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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 of 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.

Appendix E SA matrices for the site options at the Preferred Options 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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options 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 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)*

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options 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 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.

C511 Part of CE46: Avon Road/Hallcourt Lane, Cannock (Mixed use - leisure facilities/ retail/ food and beverage uses and/or residential)*

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 at the Preferred Options stage

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 AONB. 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 at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB.

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB. 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 at the Preferred Options stage

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 AONB. 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 at the Preferred Options 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 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 AONB 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 at the Preferred Options stage

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 at the Preferred Options stage

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,

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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.	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 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 AONB, 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 located beyond 1km of Rugeley Trent Valley Train Station which is to the north east, however the site is located within close proximity 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 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

Appendix E SA matrices for the site options at the Preferred Options stage

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.

R144/RE16: Land at Wellington Drive, 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 2.9km 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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.

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 at the Preferred Options stage

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 AONB, 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.

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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

Appendix E SA matrices for the site options at the Preferred Options stage

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 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 at the Preferred Options stage

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 at the Preferred Options stage

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 at the Preferred Options stage

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 Includes both Stafford County Council (2009), Cannock Historic Character Assessment and Rugeley Historic Character Assessment

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Integrated Impact Assessment: Cannock Chase Local Plan Preferred Options Appendices - Part 3

Sustainability Appraisal Report incorporating
Health Impact Assessment

Cannock Chase District Council

Final report

Prepared by LUC

March 2021

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Contents

Appendix F	4
Summary of SA findings for the site options considered at Issues & Options stage (March 2019)	
Appendix G	82
Summary of SA findings for the policy options considered at the Issues & Options stage, 2019	
Appendix H	163
Record of site options considered by the Council at the Issues and Options and Preferred Options stages	
References	175

Appendix F

Summary of SA findings for the site options considered at Issues & Options stage (March 2019)

Table F.1: Summary of SA Scores for Residential 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
C63	-?	+/-?	+	0	0	0?	+	++	++	+++?	0	+	++	++	0	0	-?
C64	--?	-	--	0	-	--?	0	+	++	+	0	+	++/-?	-	0	0	-?
C75	-?	+	+	0	0	0?	+	0	++	-?	0	-	++	+	0	0	0?
C80	-?	+	++	0	0	0?	+	+	++	+++?	0	+	++/-?	+	0	0	-?
C84	-?	--	--	0	-	-?	0	0	++	+	0	-	+++?	+	0	0	-?
C115	-?	--/+	+	0	0	-?	+	+	++	+	0	-	++	+	0	0	0?
C116(a)	-?	--?	--	0	-	0?	0	+	++	+++?	0	+	+++/-?	+	0	0	0?
C116(b)	-?	--?	--	0	-	0?	0	+	++	+++?	0	-	+++/-?	+	0	0	0?
C121	-?	--/+	++	0	0	0?	+	0	++	+	0	-	++/-?	++	0	0	-?
C125	-?	--?/+	-	0	-	0?	0	+	+	-?	0	-	++	+	0	0	--?
C136	-?	-?	-	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	-?
C176	-?	-	-	0	-	--?	0	++	++	-?	0	-	++/-?	++	0	0	--?
C177	-?	-	-	0	-	0?	0	++	++	+++?	0	+	++	++	0	0	-?
C178	-?	+	+	0	0	0?	+	+	++	+++?	0	++	++	++	--	0	0?
C220(a)	-?	+	+	0	0	0?	+	+	++	+++?	0	-	++	++	--	0	-?

Appendix F

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
C220(b)	-?	+/-?	+	0	0	0?	+	+	++	+++?	0	+	++	++	--	0	0?
C222(d)	-?	--/+	+	0	0	0?	+	+	++	+	0	-	++	+	0	0	--?
C264	--?	--	--	0	-	--?	0	0	++	+++?	0	+	+++?/-?	+	0	0	-?
C264(a)	-?	--	--	0	-	-?	0	0	++	+	0	-	++	+	0	0	-?
C264(b)	-?	--	--	0	-	-?	0	0	++	-?	0	+	+++?	+	0	0	-?
C264(c)	--?	--	--	0	-	-?	0	0	++	-?	0	+	+++?	+	0	0	-?
C264(d)	--?	--	--	0	-	--?	0	0	++	+	0	+	+++?/-?	+	0	0	-?
C264(e)	-?	--	--	0	-	--?	0	0	++	-?	0	+	+++?	+	0	0	-?
C265	--?	-	--	0	-	--?	0	0	++	+++?	0	-	+++?/-?	-	0	0	-?
C269	-?	+/-?	+	0	0	0?	+	+	++	+++?	0	-	++	++	0	0	0??
C270	--?	--/+	++	0	0	0?	+	+	++	+	0	-	++	+	0	0	-?
C279	--?	--?	--	0	-	-?	0	+	++	+	0	-	+++?/-?	+	0	0	-?
C342	--?	-?	--	0	-	--?	0	++	++	+++?	0	-	+++?	++	0	0	0?
C352	-?	--	-	0	-	-?	0	+	++	-?	0	-	+++/-?	+	0	0	0?
C364	-?	+/-?	+	0	0	--?	+	-?	++	-?	0	-	++	++	0	0	0?
C376	-?	-	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	-?
C399	-?	-	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	-?
C400	-?	-	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	-?
C401	-?	-	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	-?
C402	-?	-	-	0	-	--?	0	0	+	-?	0	-	++	-	0	0	-?
C403	--?	-	-	0	-	--?	0	0	+	-?	0	-	++	-	0	0	-?
C404	-?	-	-	0	-	--?	0	0	++	-?	0	-	++	-	0	0	-?

Appendix F

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
C422(b)	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	0	++	-?
C433	-?	-	--	0	-	--?	0	+	++	+	0	-	++	+++?	0	0	-?
C457	-?	+	+	0	0	0?	+	++	++	+++?	0	++	++	++	0	++	--?
C467	-?	-	-	0	-	--?	0	-	++	-?	0	-	++	--	0	0	0?
N3(b)	--?	--	-	0	-	-?	0	+	++	+	0	-	++	+	0	0	0?
N13	-?	--?	--	0	-	-?	0	+	++	+	0	-	+++?	+	0	0	-?
N13a	-?	--?	--	0	-	-?	0	+	++	+	0	-	+++?	+	0	0	-?
N14	--?	-	-	0	-	-?	0	+	++	+++?	0	-	++/-?	+	0	0	-?
N20	-?	--?	--	0	-	-?	0	+	++	+	0	-	++	+	0	0	-?
N23	-?	--	--	0	-	0?	0	+	++	+++?	0	-	++	+	0	0	-?
N24	-?	--?	--	0	-	-?	0	+	++	+++?	0	-	++	+	0	0	0?
N25	-?	--	--	0	-	-?	0	-	++	-?	0	-	++	+	0	0	-?
N33	-?	-	--	0	-	-?	0	+	++	+++?	0	-	++	+	0	0	0?
N46	--?	--	-	0	-	-?	0	+	++	-?	0	+	++	+	0	0	0?
N49	-?	--	--	0	-	-?	0	-	++	-?	0	-	+++?	--	0	0	-?
N49(a)	-?	--	-	0	-	-?	0	-	+	-?	0	-	++	--	0	0	-?
N51	--?	--	--	0	-	-?	0	+	++	-?	0	-	+++?	+	0	0	-?
N52	-?	--	--	0	-	-?	0	+	++	+	0	-	+++?/-?	+	0	0	--?
N59	-?	--	--	0	-	-?	0	+	++	+	0	-	++	+	0	0	-?
N63	--?	--?	--	0	-	-?	0	+	++	-?	0	-	++	+	0	0	--?
N64	-?	--?	--	0	-	-?	0	+	++	+++?		-	++	+	0	0	-?
N65	-?	--?	--	0	-	-?	0	+	++	+		-	++/-?	+	0	0	-?

Appendix F

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
N66	-?	--?	-	0	-	-?	0	-?	++	-?	0	-	++	+?	0	0	-?
N67	-?	--	-	0	-	0?	0	++	++	+++?	0	-	++	+?	0	0	0?
N68	-?	--?	-	0	-	-?	0	-	+?	-?	0	-	++	--	0	0	-?
R9	-?	+	++	0	0	--?	+?	++	++	++	0	+	++/-?	++	0	0	+?/-?
R16	-?	-	-	0	-	--?	0	++	++	+++?	0	+	++/-?	++	0	0	0?
R18	-?	+	+	0	0	0?	+?	++	++	+?	0	-	++/-?	++	0	0	-?
R18(a)	-?	+	+	0	0	0?	+?	++	+?	+?	0	-	++/-?	++	0	0	-?
R20	-?	-	+	0	0	--?	+?	++	++	+?	0	+	++/-?	++	0	0	0?
R22	-?	+	+	0	0	0?	+?	+	++	+?	0	+	++	++	--	0	--?
R23	-?	+	+	0	0	--?	+?	+	++	+?	0	+	++	+?	0	0	--?
R25	-?	+/-	+	0	0	--?	+?	+	++	+?	0	+	++/-?	+?	0	0	--?
R28	-?	-	--	0	-	--?	0	+	++	+?	0	-	++	+?	0	0	--?
R29	-?	-	-	0	-	--?	0	+	++	+?	0	-	++	+?	0	0	--?
R30	-?	--?	-	0	-	--?	0	++	+	+++?	0	+	++	++	0	0	--?
R32	-?	-	-	0	-	--?	0	+	++	+?	0	-	++	+?	0	0	-?
R33	-?	-	--	0	-	--?	0	++	++	+?	0	-	++/-?	++	0	0	-?
R37	-?	-	-	0	-	--?	0	+	++	+?	0	-	++/-?	++	0	0	-?
R38	-?	--?	--	0	-	--?	0	0	++	+?	0	-	+++?/-?	-	0	0	--?
R39	-?	-?	-	0	-	--?	0	-?	+	-?	0	-	++	--	0	0	-?
R43(a)	-?	+	++	0	0	--?	+?	++	++	+?	0	+	++	+?	--	0	0?
R43(b)	-?	+	+	0	0	--?	+?	++	++	+?	0	+	++	+?	--	0	0?
R43(c, d, e, f, g)	-?	+	+	0	0	--?	+?	+	++	+?	0	+	++	+?	--	0	0?

Appendix F

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
R43(h)	-?	+	+	0	0	--?	+	+	++	+	0	+	++	+	--	0	0?
R74	-?	--?	-	0	-	--?	0	-	++	+	0	-	++	+	0	0	-?
R106	-?	--?	-	0	-	--?	0	-	++	-?	0	-	++	+	0	0	-?
R112	-?	--?	--	0	-	--?	0	++	++	+	0	-	++/-?	++	0	0	-?
R126	-?	-	-	0	-	--?	0	+	++	-?	0	-	++	+	0	0	-?
R129	-?	-	-	0	-	--?	0	-?	+	-?	0	-	++	--	0	0	0?
R139	-?	+	+	0	0	0?	+	-	++	+	0	+	++	++	0	0	--?/+?
R156	-?	--?	--	0	-	--?	0	-	++	-?	0	-	++	++	0	0	-?
R157	-?	--?	-	0	-	--?	0	-	++	-?	0	-	++	++	0	0	-?
R158	-?	-?	-	0	-	--?	0	-	++	+	0	-	++	++	0	0	-?
R159	-?	-?	--	0	-	--?	0	++	++	+	0	-	++	++	0	0	0?

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

Housing 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 the importance of the biodiversity interest which is located in close proximity 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. 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 96 residential site options considered 16 are expected to have significant negative effects on biodiversity and geodiversity features.

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 residential site options. All 96 residential site options considered are located within this distance of the SAC. The majority of the residential site options are also located within close proximity of an additional biodiversity site (within 250m of a local biodiversity site or within 1km of a national or international biodiversity site).

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.

Appendix F

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.

There may also be opportunities to promote habitat connectivity at new residential sites if housing developments include green infrastructure, which would result in a positive effect, but this will not be known until development proposals come forward. Therefore, no likely positive effects (minor or significant) were identified in relation to any of the site options.

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

Forty-one of the residential site options are expected to have significant negative effects in terms of pollution of air, water or soils in the District. Of these sites, 30 have been identified as either being within or linked to a declared AQMA meaning there is potential for further detrimental impacts on air quality in these areas as a result of increases in traffic volumes. It is possible that increased vehicle traffic resulting temporarily from construction works in the short-term and an increased number of residents travelling to and from home may exacerbate air quality issues which have already been identified at these locations.

Those sites which are to the south of the District are most likely to have adverse impacts in terms of exacerbating potential air quality issues given that the AQMA declared at the A5 (Watling Street) passes through Bridgtown and the southern periphery of Norton Canes. A further AQMA has been declared at the junction of the A5190 (Cannock Road), Hednesford Road, Norton Road and Wimblebury Road towards the south east of Cannock Chase. Significant negative effects have therefore been identified in terms of air pollution for those

Appendix F

sites which are on the south eastern periphery of Hednesford, and are within Heath Hayes and Hawks Green. In addition, significant negative effects have been recorded for a number of residential site options (including N46, N49, N49(a) and N51) which link to the Walsall AQMA [See reference 1], which is outside of the District boundary to the south east. The Walsall AQMA is declared in the neighbouring authority Walsall Metropolitan Borough Council.

Only 19 residential sites have been identified as having a significant negative effect in terms of use of land or soil pollution in the District. These residential site options would make use of large areas of Grade 3 Agricultural Land and therefore a significant negative effect has been identified. If these site options are to be developed, it could lead to a loss of the highest quality agricultural land in the District; however it is unknown whether the land is classed as Grade 3a or 3b. Of these 19 site options expected to have a significant negative effect on this SA objective in terms of impacts on soils, seven (N13, N13(a), N52, N64, N65, C116(a) and C116(b)) are also located linked to or within an AQMA meaning the significant negative effect also takes into consideration potential adverse effects on local air quality.

Thirty-eight of the residential site options are expected to have a minor negative effect on this SA objective. These sites are located outside of and not linked directly to the proposed and declared AQMAs in and in close proximity to 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 regards to noise pollution and/or 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 any residential site options identified as being located within a Source Protection Zone in the District lie within Source Protection Zone 3, which is not the most sensitive zone for public water supply.

Twenty-seven of the residential site options would make use of brownfield land which has previously been developed. These sites are expected to have a minor positive effect on this SA objective in and preserving high value soils in the District. Ten of the minor positive effects identified for these sites are

Appendix F

expected to be combined with a negative effect as adverse impacts have been identified in relation to pollution. There is potential for this combined negative effect to result at these sites due to their proximity to a motorway or A-road or location within a source protection zone. The close proximity to these features may result in detrimental impacts in terms of air, noise, or water pollution. For five (C115, C121, C125, C222(d) and C270) of the sites which are expected to have a mixed overall effect on this SA objective the negative effect is likely to be significant as the site is located within or is linked to an AQMA. The remaining five sites (C63/H18, C220(b), C269, C364, and R25/H50) for which an overall mixed effect has been identified the minor positive effect is expected to be combined with a minor negative effect. The minor negative effect is expected as a result of noise pollution due to the site being adjacent to an 'A' road or motorway or due to the site being within a Source Protection Zone which may adversely affect water quality in the District.

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

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.

The majority of the residential site options (69) considered would make use of mostly greenfield land and as such a negative effect has been identified for this SA objective. Over half (35) of these sites are expected to deliver 50 or more homes and are therefore considered to be relatively large. As such these sites would make use of large areas of greenfield land and a significant negative effect has been identified for these sites in relation to use of previously developed land and buildings. The remaining 34 residential site options which also make use of mostly greenfield land would provide less than 50 homes and are therefore considered to be relatively small sites. The negative effect

Appendix F

expected in relation to the efficient use of previously developed land is therefore minor, given that the loss of greenfield land would be lower at these sites.

The remaining 29 residential site options considered would make use of mostly brownfield land and as such positive effects are recorded for SA objective 3. Of these 27 sites, five (C80, C121, C270, R9/H48, and R43(a)/H47) would deliver 50 or more homes and as such would make use of substantial areas of brownfield land. Significant positive effects have been identified for these residential site options. The remaining 22 residential site options which are located on mostly brownfield land are considered to be relatively small in size (they would provide less than 50 new homes) and so a minor positive effect has been identified.

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

All residential 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 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

Flood risk will have the most potential to be impacted upon where the sites are within high risk flood zones. National Planning Practice Guidance identifies buildings used for dwelling houses (i.e. residential development) as a 'more vulnerable use', which should not be permitted in areas which are within flood zone 3b. An exception test will be required for areas within flood zone 3a. As

Appendix F

such residential development within flood zone 3 is unlikely to be acceptable in most circumstances. However, on larger sites with only a small area of flood zone 3, it may be possible to locate the housing away from the high risk zone, depending on the design of developments proposed.

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 which is beyond the scope of the SA.

None of the residential site options considered are located either mostly or entirely within flood zone 3 and therefore no significant negative effects have been identified in relation to this SA objective. Sixty-nine residential site options considered are located on greenfield land which is outside of flood zone 3. 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. These sites may also include areas of flood zone 2. A minor negative effect has therefore been identified for these sites.

The 29 remaining residential site options contain large portions of brownfield land and are located outside of flood zone 3 and flood zone 2. 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 site options.

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

The Cannock Chase AONB 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. A total of 48 of the residential site options considered are located either within or within close proximity (1km) of the AONB and therefore significant negative effects have been identified in relation to the landscape and townscape in Cannock Chase.

Beyond the influence of the designated landscape areas in the District, assessment of the likely impact of residential development on the landscape 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. All of those sites which fall within LCTs that have been identified as being highly sensitive to new development are located within or in close proximity to the Cannock Chase AONB. Twenty-six of the remaining residential site options are located within LCTs that were assessed as being moderately sensitive to new development, therefore a minor negative effect is identified for these sites.

Twenty-two of the residential site options have been identified as lying within LCTs which are 'urban' in character or are classified as having low sensitivity to new development. At these locations it is considered that new residential development is unlikely to have adverse impacts on 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

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 residential 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.

Residential 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. Twenty-seven residential site options were identified as having a potential minor positive effect on this SA objective as they are located on brownfield land. The remaining 69 residential site options are located on greenfield sites which would present reduced opportunities to make use of materials already onsite and negligible effects have been identified for these site options.

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

How well connected housing 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 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

Appendix F

help to encourage a modal shift. It is possible that new transport links may be provided as part of large-scale housing developments but this cannot be assumed.

Twenty 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. These sites are located within the more developed locations of the District given that the train stations of Cannock Chase are in these areas. Rugeley Trent Valley and Rugeley Town Train Stations are located within Rugeley to the north; Hednesford Train Station is located within the town of Hednesford; and Cannock Train Station is located within the town of Cannock. Brownhills West and Norton Lakeside Halt Train Stations are located in close proximity of the eastern edge of Norton Canes, however these stations have been identified as being volunteer run services which are used mainly by tourists. As such they have not been considered in the appraisal of this SA objective.

Of the residential site options considered 40 were identified as having a minor positive effect in relation to SA objective 8. Of these 40 sites, the majority are either within 1km of a train station or within 350m of one or more bus stops. Sites which were identified being within 1km of a train station and within 350m of one or more bus stops were also given a minor positive effect if the bus stops identified provided access to an infrequent bus service (i.e. less frequently than once every 30 minutes). An uncertain minor positive effect has been scored for two (N52 and N59) of the identified 42 sites. Uncertainty has been attached where information regarding the frequency of bus services provided at the nearby bus stop(s) is not available at present.

Site options that have been identified as being within 350m of a bus stop which provides access to an infrequent bus service but are not within 1km of a train station are expected to have a negligible effect on this SA objective. Twenty-two residential site options have been identified as having this negligible effect on encouraging and facilitating the use of sustainable transport in the District.

Appendix F

Minor negative effects were identified for only fourteen residential site options. These sites would provide a poor level of access to existing sustainable transport links in the District as they are located more than 1km from a train station and more than 350m from a bus stop. For site options C364, N66, R39 and R129 the minor negative effect is uncertain. These sites have a cycle path at the edge of their boundaries (by Hindley Heath Road at C364, at the site's southern and eastern boundaries at N66, at the eastern boundary by Rising Brook at R39 and at the western boundary of R129) which might be used by residents for commuting and undertaking day to day journeys. The use of cycle routes is likely to depend upon the connectivity of these routes to nearby services, facilities and employment opportunities as well as the decisions of residents all of which are unknown at this stage.

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

All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development which would help to provide new homes to meet the identified need in the District. It is also assumed that new housing developments will include an appropriate proportion of affordable housing in line with other Local Plan policies. 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 per the NPPF [See reference 2], and therefore are likely to have a significant positive effect.

Based on information regarding the suggested number of homes which might be provided at potential residential sites, 87 residential site options are expected to accommodate 10 homes or more and therefore would help to provide affordable homes in the District as well as providing market properties which would also help to meet local housing requirements.

Of the remaining residential sites, 7 are expected to have a minor positive effect on providing people with a decent home to live in. These sites would deliver

Appendix F

less than 10 houses and as such although they would provide housing to help meet local housing need, the possibility of providing affordable housing would be reduced. Two residential site options (R18(a)/S03.1 and N68) is expected to have an uncertain minor positive effect on this SA objective. For these sites the Council has not been able to provide information regarding the number of homes which might be provided onsite. As such dependent upon the level of housing density adopted onsite, the number of new homes and the likelihood of affordable homes being delivered is unknown at this stage.

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

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 housing developments. A threshold of 700 homes has been identified as it is expected that residential sites 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. Only five residential site options (C116(a), C116(b), C264, C265, and C342) have been identified as providing more than 700 new homes in the District and therefore these sites may result in more primary school places in Cannock. As such a significant positive effect has been identified for each of these site options in relation to improving the potential for educational attainment in the District.

Effects on this SA objective will also depend on how accessible existing schools are from residential site options. 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 significant positive effects have been identified. A further 18 sites are also expected to have a significant positive effect on this SA objective for this reason.

Appendix F

Sites which are located within close proximity of either a secondary or primary school would provide a reduced level of access to local education facilities. For such sites a minor positive effect is expected on this SA objective. A total of forty-one residential site options are expected to have a minor positive effect on this SA objective. The remaining 32 residential site options are not located within close proximity (600m) of any education facilities (either primary or secondary). Residents 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 these site options.

The effects of all residential site options on access to education facilities and ultimately 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 SA objective.

SA objective 11: Reduce crime and the fear of crime

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 site options 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

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 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. Residential 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. Only four of the residential site options considered (site C152/H39, C178, C422(b)/H19 and C457) are located within close proximity of both a hospital (Cannock Chase Hospital) and GP surgery (Red Lion GP Surgery, Colliery Practice or Alderwood Practice). As such a significant positive effect has been identified on this SA objective for these site options. These sites are located within the town of Cannock which is the one of the more developed areas of the District and therefore contains a high number of healthcare facilities including the only hospital in Cannock Chase.

Twenty-five of the residential site options are located within close proximity of either a hospital or a GP surgery. Minor positive effects have been identified for these site options in relation to improving public health and ensuring health facilities are accessible for those in need. The remaining 67 residential site options are not located within close proximity of any existing healthcare facilities (either a hospital or GP surgery). As such these sites would not provide a good level of access to healthcare facilities in Cannock Chase and a minor negative effect has been recorded on this SA objective for these residential site options.

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

The effects of the residential site options 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. As such positive effects are expected on this SA objective for sites where this is the case. 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.

All 96 of the residential site options considered 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 site options in relation to access to open spaces for leisure and recreation. Any of these 96 site options, would provide 100 or more new homes meaning there is also potential for a minor positive effect given that sites of this size might offer good opportunities to incorporate new open space onsite **[See reference 3]**. This threshold is based on the policy set out in the Design SPD with regards to onsite open space and play provision. These minor positive effects are uncertain until proposals for the sites in question come forward.

For 24 of the residential site options an uncertain minor negative is expected to be combined with this significant positive effect. Although these 24 sites are located within walking distance of more than one area of open space or/and 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 site options.

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

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.

In order to assess 'good access', Cannock Chase Council has identified a hierarchy of centres in the current Local Plan (Part 1) through Policy CP11. 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). 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.

Twenty-nine residential site options are located within one of the more developed areas of the District which contain a Town Centre (i.e. Cannock, Rugeley or Hednesford). Forty-seven residential site options are located within one of the Local Centres or the District Centre (Hawks Green) identified in Policy CP11 of the current Local Plan (Part 1) meaning an uncertain minor positive effect is expected on this SA objective.

The remaining 20 residential site options are not located within any of the centres identified in Policy CP11 of the current Local Plan (Part 1). Fourteen of these 20 sites are however located within walking distance of a sustainable

Appendix F

transport link (within 1km of a railway station or 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.

Six further residential site options (R39, R129, N49 and N49(a), N68 and C467) are located outside of the identified centres within Cannock Chase and are 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. A significant negative effect has been recorded on this SA objective for these site options.

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

For the most part the location of residential site options 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.

Of the 96 residential site options considered, only eight (C178, C220(a), C220(b), R22/H52, R43(a)/H47, R43(b)/H47, R43 (c, d, e, f, g) and R43(h)) have been identified as lying on existing employment land. This type of development may limit the future provision of employment opportunities in the District meaning a significant negative effect is expected on this SA objective for these site options.

Appendix F

As the remaining 88 residential site options lie on land which has not been identified by the Council as existing employment land a negligible effect has been recorded for this SA objective.

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

Two of the residential site options considered are located within the town centre boundary of Cannock. These are site options C422(b)/H19 and C457. It is expected that the development of residential 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 94 sites are not located within the town centres of Cannock, Rugeley or Hednesford. The development of these site options 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. Overall a negligible effect is expected for these 94 of the residential site options in relation to this SA objective.

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

Judgements about the likely effects of the residential site options on the historic environment have been based on the distances between the site options and designated heritage assets. Where a residential site option lies within areas covered by Conservation Area Appraisals, the Historic Environment Assessment (HEA) and the Cannock and Rugeley Historic Character Assessments, this information has also been used to determine the likely impact of development on the character of the surrounding area.

Appendix F

Only 12 residential site options have been identified as having a potential significant negative effect on the built and historic environment. These sites are located within close proximity (500m) of one or more designated heritage assets whose significance is likely to be affected by the development of the site in question (for example the site may form an important part of the setting of the identified heritage asset). Sites may also have been identified as being highly sensitive to new development or of high aesthetic and/or historic value as informed by the Cannock Chase District HEA (October 2009) or the Cannock and Rugeley Historic Character Assessments (part of the Staffordshire Extensive Urban Survey (2009)).

Fifty-eight of the remaining residential site options have been identified as having a minor negative effect on this SA objective. These residential site options have been identified within the Cannock Chase District HEA (October 2009) or the Cannock and Rugeley Historic Character Assessments as being of moderate historic value or as having medium sensitivity to change. Alternatively, some sites have been scored as having a minor negative effect even though they may be in relatively close proximity to a designated heritage asset, because they are likely to be sufficiently screened from the heritage asset so as to avoid significant negative effects on its significance or that of its setting.

Only two of the residential site options (R9/H48 and R139/H27) considered are expected to have a positive effect on the built and historic environment in the District. These positive effects are expected given that the sites in question currently detract from the setting of identified nearby heritage assets as highlighted in the Rugeley Church Street Conservation Area Appraisal and the Talbot Street/Lichfield Street/Rugeley Conservation Area Appraisal respectively. These positive effects are expected to be combined with negative effects considering the historical and aesthetic value and sensitivity of the respective areas to new development. This judgement has been informed by the Rugeley Historic Character Assessment, part of the Staffordshire Extensive Urban Survey (2009) for both sites.

Appendix F

Twenty-five of the residential site options are expected to have negligible effects in terms of the built and historic environment. These site options are not located within close proximity of any designated heritage assets and have been identified by the Cannock Chase District HEA (October 2009) or the Cannock and Rugeley Historic Character Assessments as being of low value in terms of heritage assets or classified as 'Urban' and are unlikely to be significantly adversely impacted upon by new development. Residential site options which are not located within 500m of a designated heritage asset and are not located within an area which is assessed by the Cannock Chase District HEA (October 2009) or the Cannock and Rugeley Historic Character Assessments are also expected to have a negligible effect on this SA objective.

As the effects of new development on the built and historic environment will be dependent upon their specific design which is unknown at this stage, all effects expected on SA objective 17 are uncertain.

Table F.2: Summary of SA Scores 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
CE4(a)	-?	--	-	0	-	-?	0	-?	0	0	0	0	++	--	+	0	-?
CE4(h)	0?	--	-	0	-	-?	0	-?	0	0	0	0	++	--	+	0	-?
CE7(d)/CE7(f)	--?	--?/+	+	0	0	0?	+?	+	0	0	0	0	++	+?	+	0	-?
CE17	-?	--	-	0	-	-?	0	-?	0	0	0	0	++/-?	--	+	0	-?
CE18	-?	--?	-	0	-	-?	0	-	0	0	0	0	++	--	+	0	-?
CE19/E12	-?	--	-	0	-	-?	0	-?	0	0	0	0	++/-?	-	+	0	-?
CE20	--?	--	-	0	-	-?	0	-?	0	0	0	0	++	--	+	0	-?
CE63/E3	0?	--/+	+	0	0	0?	+?	++	0	0	0	0	++	++	+	0	0?
CE67/E1	-?	--	-	0	-	0?	0	-?	0	0	0	0	++	+?	+	0	-?
KLS	-?	--?/+	++	0	0	-?	+?	-?	0	0	0	0	++/-?	+?	++	0	+/-?
NE2	0?	--	-	0	-	-?	0	-?	0	0	0	0	++	+?	+	0	-?
NE5/E10	-?	--	-	0	-	-?	0	-	0	0	0	0	++	+?	+	0	-?
NE6	--?	--	-	0	-	-?	0	-	0	0	0	0	++	--	+	0	-?
NE9	-?	--	-	0	-	-?	0	-	0	0	0	0	++	--	+	0	-?
NE10	-?	--	-	0	-	-?	0	-	0	0	0	0	++/-?	--	+	0	-?
RE2(a)	0?	+	+	0	0	--?	+?	+	0	0	0	0	++	++	+	0	--?
RE3/E4	0?	-	-	0	-	0?	0	-	0	0	0	0	++	+?	+	0	-?
RE4	0?	-?	+	0	0	0?	0	+	0	0	0	0	++	++	+	0	-?
RE27	0?	+/-	+	0	0	0?	+?	+	0	0	0	0	++	++	+	0	--?
TBP	0?	+/-?	++	0	0	--?	+?	+	0	0	0	0	++/-?	++	++	0	--?

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

Employment site options 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.

The specific impacts on undesignated and designated biodiversity sites presented by each employment site cannot be determined at this strategic level of assessment (as site surveys have not been undertaken). This would need to be determined once more specific proposals are developed and submitted as part of a planning application. This limitation of the assessment is in addition to any potential effects which might extend beyond the distance which has been set to consider potential effects on biodiversity sites. Distances of 250m (for locally designated biodiversity sites) and 1km (for nationally or internationally designated biodiversity sites) have been used as an indication of proximity, as there are no standard distance thresholds available and it is recognised that the distance over which effects may occur vary between habitats and species and the types of effect being considered. This level of detail cannot be determined as part of the SA.

Twelve of the employment site options 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 twelve sites, two are located within 250m

Appendix F

of a nationally or internationally designated biodiversity site meaning significant negative effects have been identified. The biodiversity sites which are located in such close proximity of the employment sites considered are Cannock Extension Canal SAC and SSSI (within 250m of site NE6) and Stowe Pool and Walk Mill Clay Pit SSSI (within 250m of site CE7(d)/CE7(f)).

The remaining eight employment site options (CE4(h), CE63/E3, TBP, RE2(a), RE3/E4, RE4, RE27 and NE2) 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. As previously stated, these effects are uncertain given that the development may impact upon the biodiversity value of undesignated sites and given that detrimental impacts may extend beyond the distance threshold against which the SA objective has been considered. In addition these sites might provide additional green infrastructure which could benefit local habitat connectivity.

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

Fifteen of the employment site options considered are expected to have significant negative effects in terms of pollution of air, water or soils in the District. Of these 15 sites, 14 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. It is expected that increased vehicle traffic resulting from increased numbers of employees accessing employment opportunities in those areas could compound existing air quality problems particularly where an AQMA is present. Of these 13 sites only site CE18 is not expected to intensify air pollution issues at any of the proposed or declared AQMAs within or in close proximity to the District. Many of the employment sites options considered are directly adjacent to or directly linked to the A5 which runs through the southern part of Cannock and Norton Canes and feeds into the M6 Toll motorway making

Appendix F

it a key strategic route in the District. Of these employment site options, two (NE9 and NE10) are also linked to the Walsall AQMA [\[See reference 4\]](#).

Only two employment sites have been identified as having a significant negative effect on use of land or soils in the District. Employment development at sites CE18 and NE2 would make use of large areas of Grade 3 Agricultural Land and therefore a significant negative effect has been identified. If these site options were to be developed, it could lead to a loss of high quality agricultural land in the District; however it is unknown whether the land is classed as Grade 3a or 3b. Site NE2 is also linked to an AQMA at the A5 meaning a significant negative effect was also identified in terms of air quality.

Of the 20 employment site options considered only five (TBP, RE2(a), RE3/E4, RE4 and RE27) were not located within or were not connected to an AQMA or were not located on Grade 3 Agricultural Land. For all of these sites apart from sites RE2(a) minor negative effects have been identified in relation the potential for negative impacts on amenity as a result of noise pollution caused by nearby traffic at A-roads or the loss of greenfield land which is not of Grade 3 agricultural value or higher.

Seven of the employment site options (KLS, TBP, CE63/E3, RE2(a), RE4, RE27 and CE7(d)/CE7(f)) would make use of brownfield land which has previously been developed. These sites are expected to have a minor positive effect on this SA objective in terms of land use and limiting the potential for soil pollution in the District. More the majority of these sites the minor positive effect identified, is expected to be combined with a negative effect as adverse impacts have been identified in relation to either air pollution or noise pollution or both. This is not the case for site RE2(a) which is unlikely to be affected by adverse impacts of this nature considering that it is not within or linked to an AQMA or in close proximity to the strategic road network.

None of the employment site options considered 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

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.

The majority of the employment site options (13) considered 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.

The remaining seven employment site options would make use of brownfield land. Of these seven sites, two (KLS and TBP) are over 30ha in size and as such would make use of substantial areas of brownfield land. Significant positive effects have been identified for these two employment site options.

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

All employment 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 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

The provision of employment related 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. National Planning Practice Guidance identifies employment uses (offices; general industry, storage and distribution) as a 'less vulnerable use', which is suitable in areas which are outside of flood zone 3b (areas with higher levels of flood risk). Taking a precautionary (following consultation comments received from the Environment Agency) all sites within flood zone 3 (regardless of it being 3a or 3b) is expected to have a significant negative effect in relation to this SA objective.

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.

All of the employment site options are located either mostly or entirely outside of flood zone 3. However, 13 of the twenty site options are located on greenfield land. The development of these sites is likely to increase the area of impermeable surfaces in the District which may increase overall risk of flooding. A minor negative effect has been identified for these sites.

The six remaining sites options (KLS, TBP, CE7(d)/CE7(f), CE63/E3, RE2(a), RE4 and RE27) contain large portions of brownfield land. 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 site options.

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

The Cannock Chase AONB is the largest surviving area of lowland heathland in the Midlands and has been designated to maintain its special character. It takes up much of the northern portion of the District. Development within this part of the District has the potential to negatively affect the setting of this designated landscape. Only two of the employment site options (RE2(a) and TBP) considered is located within close proximity (1km) of the AONB so significant negative effects have been identified in relation to the landscape and townscape in Cannock Chase. No employment sites have been proposed for allocation within the AONB.

Outside of designated landscape areas, 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. The majority of the remaining employment site options (12) are located within LCTs that were assessed as being moderately sensitive to new development so a minor negative effect is identified for these sites.

Six further employment site options 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.

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

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.

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. Six employment site options (KLS, TBP, CE7(d)/CE7(f), CE63/E3, RE2(a) and RE27) were identified as having a potential minor positive effect on this SA objective as they are located on brownfield land. The remaining fourteen employment sites options are located on greenfield sites which would present reduced opportunities to make use of materials already onsite. Negligible effects have been identified for these employment site options.

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

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

Appendix F

portion of local journeys which are undertaken travelling to and from the workplace.

A significant positive effect is likely for one of the employment site options (site option CE63/E3). This site is located within 1km of Cannock railway station and 350m of a number of bus stops which provide access to relatively frequent bus services.

Minor positive effects have also been identified for employment site options TBP, RE2(a), RE4, RE27, and CE7(d)/CE7(f), as they are located within either 1km of a railway station or 350m of at least one bus stop.

The remaining thirteen employment site options 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. Seven of these employment site options (KLS, NE2, CE4(a), CE4(h), CE17, CE19/E12 and CE67/E1) have a cycle path which passes within and along their boundaries. The minor negative effect expected for these three options 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

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 site options 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

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 site options for this SA objective.

SA objective 11: Reduce crime and the fear of crime

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 site options 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

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 the

Appendix F

provision of new healthcare facilities which might help to improve public health in Cannock Chase. A negligible effect has therefore been recorded for each of the employment site options for this SA objective.

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

The effects of the employment site options 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 scoring of this SA objective.

All twenty of the employment site options 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 site options in relation to access to open spaces for leisure and recreation.

For five of the employment site options (KLS, TBP, CE17, CE19/E12 and NE10) an uncertain minor negative is expected to be combined with this significant positive effect. Although these five sites are located within walking distance of more than one area of open space or/and PROWs, 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 seven sites.

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

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 would 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.

In order to assess 'good access', Cannock Chase Council has identified a centres hierarchy in the current Local Plan (Part 1) through Policy CP11. 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). Proximity to these centres can be used as an indicator of proximity to a large proportion of services and facilities in the District. Sites which are within close proximity 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.

Five of the employment site options are located within one of the more developed areas of the District which contain a Town Centre. These are site options TBP, RE2(a), RE4, RE27 and CE63/E3. Employment site options TBP, RE2(a), RE4 and RE27 are located on the edge of Rugeley and CE63/E3 is located in the town of Cannock. Therefore, a significant positive effect has been identified for this SA objective. Six of the employment site options considered are located either within or on the edge of the District Centre or one of the Local Centres identified in Policy CP11 of the Local Plan (Part 1) meaning an uncertain minor positive effect is expected on this SA objective. Three of these sites (KLS, CE67/E1 and CE7(d)/CE7(f)) are located within or at the edge of the Local Centre of Bridgtown while two sites (NE2 and NE5/E10) are located within or at the edge of Norton Canes. One further employment site option (RE3/E4) is

Appendix F

located within the Local Centre of Brereton. The minor positive effect expected on this SA objective for these employment site options is uncertain given that Local Centres are expected to provide variable levels of access to community services and facilities.

One employment site option (CE19/E12) is not located within an identified centre, but is 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.

Eight further employment site options (NE6, NE9, NE10, CE4(a), CE4(h), CE17, CE18, and CE20) are located outside of the identified centres within Cannock Chase and are 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

All of the employment site options considered would result in an increase in the area in which employment opportunities could be offered. As such a positive effect is expected for all of the employment site options. Large sites (those over 30ha) are expected to have a more significant positive effect on employment provision in the District. Two (KLS and TBP) of the employment site options are considered to be relatively large and therefore a significant positive effect has been identified. The remaining 18 employment site options are expected to have a minor positive effect on 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

None of the employment site options considered is located within the town centres of Cannock, Rugeley or Hednesford. The development of these site options 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 all 20 employment site options.

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

Judgements about the likely effects of the employment site options on the historic environment have been based on the distances between the site options and designated heritage assets. Where an employment site option lies within areas covered by Conservation Area Appraisals, the Historic Environment Assessment and the findings of the Cannock and Rugeley Extensive Urban Surveys this information has also been used to determine the likely impact of development on the character of the surrounding area.

Only three employment site options (TBP, RE2(a) and RE27) have been identified as having a potential significant negative effect on the built and historic environment. All three sites are located adjacent to the Trent and Mersey Canal Conservation Area which includes a number of additional heritage assets. As such there is potential for the significance of these assets and that of their settings to be impacted upon by employment development at these locations.

Sixteen of the employment site options have been identified as having a minor negative effect on this SA objective. These employment site options have been

Appendix F

identified within the Cannock Chase District HEA (October 2009) or Cannock Historic Character Assessment part of the Staffordshire Extensive Urban Survey (2009) as being of moderate historic value and having medium sensitivity to change or as being within relatively close proximity of a designated heritage asset. Sites which have been scored as having a minor negative effect due to their proximity to a designated heritage asset are likely to be sufficiently screened from the development site by substantial areas of existing development as to avoid significant negative effects on their significance or that of their setting.

The minor negative effect expected for this SA objective in relation to employment site option KLS is expected to be combined with a negligible effect. This site is quite large in size (66.5ha) and as such it falls between historic environment character zones as identified in the Cannock Chase District HEA. One of the zones into which the site falls has been identified as not being overly sensitive to new development and was scored as being of low value in terms of heritage assets. The other zone into which the site falls is expected to be at least moderately impacted by new development of medium to large scale and has been scored as being of moderate value in terms of heritage assets. Given the spread of the site between these zones an overall mixed effect has been recorded for this SA objective. In addition, employment site CE63/E3 is also expected to have a negligible effect in relation to this SA objective given that it lies within a character zone which has been identified as being low sensitivity in terms of heritage assets.

As 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, all effects expected on SA objective 20 are uncertain.

Table F.3: Summary of SA Scores 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
CE42	0?	--?/+	+	0	0	0?	+?	++	0	0	0	0	++	++	+?	0	0?
CE54/ C119	-?	-	-	0	--	-?	0	0	+++?	-?	0	-	++	+?	+?	0	-?
CE56/ C326	--?	--	-	0	-	-?	0	+	+++?	-?	0	-	++	+?	+?	0	0?
C113	--?	--?	--	0	-	--?	0	+	+++?	+++?	0	+	++	++	+?	0	0?
C373/ CE55	--?	-?	--	0	-	--?	0	0	+++?	-?	0	-	++/-?	-	+++?	0	--?
C375/ CE58	-?	-?	-	0	-	--?	0	+	+++?	-?	0	-	++/-?	++	0	0	0?
C432/CE61	-?	--/+	++	0	0	0	+?	+	+++?	+?	0	+	++	++	+/-	0	0?
NE8/ N57	--?	-	-	0	-	-?	0	-	+++?	-?	0	-	++/-?	--	+?	0	-?
NE11	--?	-	-	0	-	-?	0	-	0	0	0	0	++/-?	--	+?	0	-?
RE23	-?	-	--	0	-	--?	0	-	0	0	0	0	++	--	0	0	-?
RE25/ R128	-?	-	-	0	-	--?	0	+	+++?	+?	0	+	+++/-?	+?	+?	0	-?
R127/ RE24/H20/E5	-?	+/-?	++	0	0	0?	+?	+	++	++/-?	0	-	++/-?	++	+++/-	0	-?

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

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 in close proximity 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 12 mixed use site options considered, five are expected to have significant negative effects on biodiversity and geodiversity features for this reason.

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 site options (which include housing provision). All 12 of the mixed use site options considered are located within this distance of the SAC, however negative effects relating specifically to the potential for additional recreational pressures on the SAC due to proximity were identified for seven mixed use site options given that three mixed use options (CE42, RE23 and NE11) are proposed for non-residential uses. Only three of the mixed use site options (R127/RE24/H20/E5, C432/CE61 and CE42) 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). Site options R127/RE24/H20/E5 and C432/CE61 are located within 15km of the

Appendix F

SAC and is proposed to include residential development however meaning a minor negative effect have also been identified for this site. A negligible effect is expected in relation to site option CE42 as it is not in close proximity to any designated biodiversity site.

Four of the mixed use site options (C275/CE58, RE25/R128, CE54/c119 and RE23) are located within close proximity of either internationally/nationally (between 250m and 1km) and/or locally (within 250m) designated biodiversity sites. A minor negative effect is also expected for these site options in relation to protecting and enhancing biodiversity.

While proximity to designated sites provides an indication of the potential for an adverse effect, uncertainty exists for all of the site options 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.

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.

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. None of the mixed use site options considered are expected to have a positive effect on SA objective 1.

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

Four of the mixed use site options (CE56/C326, C432/CE61, CE42 and C113) are expected to have significant negative effects in terms of pollution and protection of air, water or soils in the District. The first three of the sites have been identified as either being within or directly linked to an AQMA meaning there is potential for further detrimental impacts on air quality in these areas as a result of increases in traffic volumes during construction and operation of a mixed use site. 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. Mixed use site option C113 is also expected to result in a significant negative effect given that it consists entirely of Grade 3 greenfield agricultural land. However, uncertainty is attached to this effect given that it is unknown whether this soil is Grade 3a or 3b.

Eight of the mixed use site options 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.

Three of the mixed use site options (R127/RE24/H20/E5, C432/CE61 and CE42) 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 these sites are expected to be combined with a negative effect as adverse impacts have been identified in relation to pollution. For sites C432/CE61 and

Appendix F

CE42, which are expected to have a mixed overall effect on this SA objective, the negative effect is likely to be significant and related to air quality as the sites are linked to the AQMA along the A5. For site R127/RE24/H20/E5, which is also expected to have an overall mixed effect on this SA objective, the minor positive effect is expected to be combined with a minor negative effect. The minor negative effect is expected as a result of noise pollution due to the site being adjacent to A51. This minor negative effect is uncertain given that it may be possible to incorporate mitigation to avoid this adverse impact on local amenity.

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

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.

The majority of the mixed use site options (nine) would make use of mostly greenfield land and as such a negative effect has been identified for this SA objective. Three of these sites (C373/CE55, C113 and RE23) are considered to be relatively large in size based on the suggested number of houses which could be supplied on site and the overall size of the site in hectares. As such these sites would make use of large areas of greenfield land and a significant negative effect has been identified for these sites in relation to use of previously developed land and buildings. The remaining six mixed use site options which also make use of mostly greenfield land are considered to be relatively small sites making use of the information supplied by the Council. 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.

Only three mixed use site options considered would make use of mostly brownfield land and as such positive effects are recorded for SA objective 3. Of these sites only sites C432/CE61 and R127/RE24/H20/E5 would deliver

Appendix F

development on a site which is brownfield and has been identified as being relatively large making use of the information provided by the Council. A significant positive effect has been identified for this mixed use site option. Site CE42 is also located on mostly brownfield land but making use of the information provided by the Council is considered to be relatively small in size and so a minor positive effect has been identified.

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

All mixed use 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 it incorporates renewable energy generation on site or includes sustainable drainage systems (SuDS). The location of mixed use sites will influence this SA objective 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).

SA objective 5: Reduce the risk of flooding

The provision of mixed use 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. National Planning Practice Guidance identifies buildings used for dwelling houses (i.e. residential development) as a 'more vulnerable use', which should not be permitted in areas which are within flood zone 3b. An exception test will be required for areas within flood zone 3a. As such mixed use development within flood zone 3 is unlikely to be acceptable in most circumstances. This corresponds with consultation comments received from the Environment Agency on the SA Scoping Report and taking a precautionary approach all sites within flood zone 3 (regardless of it being 3a or 3b) are expected to have a significant negative

Appendix F

effect in relation to this SA objective. On larger sites with only a small area of flood zone 3, it may be possible to locate the housing away from the high risk zone, depending on the design of developments proposed.

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.

Only one of the mixed use site options considered (CE54/C119) is located either mostly or entirely within flood zone 3 (Saredon Brook passes through this site) and on a greenfield site. A significant negative effect has therefore been identified in relation to this SA objective for this site. A further eight mixed use site options are located on greenfield land which is outside of flood zone 3. 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.

Only three mixed use site options (R127/RE24/H20/E5, C432/CE61 and CE42) contain large portions of brownfield land and are located outside of 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 site options.

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

The Cannock Chase AONB 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. Five of the mixed use site options (C113, C373/CE55, C375/CE58, RE25/R128 and RE23) are located either within or within close proximity (1km) of the AONB, therefore significant negative effects have been identified in relation to the landscape and townscape in Cannock Chase.

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. All of the sites that have been identified as being within or within close proximity to the AONB are located within LCTs which have a high sensitivity to development, apart from C113 and RE25/R128, which are located between separate LCTs. Four of the remaining mixed use site options (CE54/C119, CE56/C326, NE8/N57 and NE11) are located within LCTs that were assessed as being moderately sensitive to new development, therefore minor negative effects have been identified for these sites.

The remaining three mixed use site options (C432/CE61, R127/RE24/H20/E5 and CE42) 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.

All 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

Appendix F

site options 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

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.

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. Only three of the mixed use site options (R127/RE24/H20/E5, C432/CE61 and CE42) were identified as having a potential minor positive effect on this SA objective as they are located on brownfield land. The remaining nine mixed use site options are located on greenfield land which would present reduced opportunities to make use of materials already onsite and thus minimise waste. Negligible effects have been identified for these site options.

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

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 provider at these locations are expected to be more likely to make use of existing sustainable transport links where they are present in close proximity 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.

Site CE42 is the only site expected to have a significant positive effect on this SA objective as it is 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). Site CE42 is located within close proximity of Cannock Train Station which is within the one of the more developed locations of the District at the periphery of the Town Centre of Cannock.

Of the mixed use site options considered six (R127/RE24/H20/E5, C375/CE58, RE25/R128, C113, C432/CE61 and CE56/C326) were identified as having a minor positive effect in relation to SA objective 8. Of these six sites, five are located either within 1km of a train station or within 350m of one of more bus stops. Only one of these sites (R127/RE24/H20/E5) 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 frequently than once every 30 minutes meaning the positive effect expected on SA objective 8 is likely to be less pronounced.

Appendix F

Site options that have been identified as being within 350m of a bus stop which provides access to an infrequent bus service but are not within 1km of a train station are expected to have a negligible effect on this SA objective. Two mixed use site options (C373/CE55 and CE54/C119) have been identified as having this negligible effect on encouraging and facilitating the use of sustainable transport in the District.

Minor negative effects were identified for three (RE23, NE8/N57 and NE11) mixed use site options. These sites would provide a poor level of access to existing sustainable transport links in the District as they are located more than 1km from a train station and more than 350m from a bus stop. None of these three mixed use sites have a cycle path located within their 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

Most 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 5]**, and therefore are likely to have a significant positive effect on this SA objective. Given that the majority of these mixed use sites would provide an uncertain proportion of residential use and other uses, where positive effects are identified for this SA objective they are likely to be uncertain.

The suggested number of homes for each of the mixed use site options which would include some residential provision has been used to identify that seven of these mixed use site options (C375/CE58, RE25/R128, CE54/C119, CE56/C326, C113, C432/CE61 and NE8/N57) are expected to have uncertain

Appendix F

significant positive effects on this SA objective as they would provide for 10 homes or more and would therefore help to contribute to affordable housing in Cannock Chase. Considering the large land area covered by site option C373/CE55 (more than 37ha) it is also likely that this sites would allow for the delivery 10 new homes or more and would be required to provide for an element of affordable housing as part of the development. Policy text in the emerging Local Plan suggests the potential for 800 homes at site R127/RE24/H20/E5 and as such this is the only site for which uncertainty is not attached to the significant positive effect in relation to this SA objective. As well as helping to provide affordable homes in the District these sites are likely to be help provide a range of market properties which would contribute towards meeting local housing requirements.

The remaining three mixed use site options are expected to have a negligible effect in terms of providing people with a decent home to live in. These mixed use site options are not expected to provide any new homes as part of their development. These sites would not contribute to meeting the objectively assessed housing need in the District. A negligible effect has therefore been recorded on SA objective 9 for site options RE23, CE42 and NE11.

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

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 including 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. Most of the mixed use site options considered are not

Appendix F

expected to result in the delivery of new primary places in the District. However, as information about the exact number of new homes which might be delivered has not been provided for some of the sites (most notably the larger site option of R127/RE24/H20/E5) this is uncertain. Site R127/RE24/H20/E5 could potentially provide 800 new homes as set out in the policy text of the emerging Local Plan. This site option may support the delivery of new primary provision in Cannock Chase and therefore a significant positive effect has been identified in relation to SA objective 10.

Effects on this SA objective will also depend on how accessible existing schools are from mixed use site options which provide new housing. 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. Mixed use site option C113 is expected to have a significant positive effect as it is within walking distance to both a primary and secondary school which are likely to be accessible to residents of new residential offering. In addition, site options RE25/R128 and C432/CE61 are expected to have a minor positive effect on this SA objective as they are within 600m of a primary or secondary school.

Six mixed use site options which would provide for new residential development are 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 these site options. This included site R127/RE24/H20/E5 which may support new primary provision in the area considering its large size. As such an overall mixed significant positive and uncertain minor negative effect has been identified in relation to education for this site option.

Site options RE23, CE42 and NE11 would result in development for non-residential uses and as such would provide no new homes in Cannock Chase. Delivering this type of development within the District is not expected to affect accessibility to education facilities and ultimately educational aspirations and

Appendix F

attainment. A negligible effect has therefore been recorded in relation to this SA objective for these mixed use site options.

The effects of all mixed use site options 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 sites this SA objective.

SA objective 11: Reduce crime and the fear of crime

The effects of allocating new mixed use 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 mixed use site options 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

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

Appendix F

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.

Three of the mixed use site options which would provide an element of housing (RE25/RE128, C432/CE19/E12 and C113) are located within close proximity of a GP surgery (none of the mixed use site options are located within close proximity of a hospital). A minor positive effect has been identified for these site options in relation to improving public health and ensuring health facilities are accessible for those in need. Six mixed use site options which would provide housing in the District are not located within close proximity of any existing healthcare facilities (either a hospital or GP surgery). As such these sites would not provide a good level of access to healthcare facilities in Cannock Chase and a minor negative effect has been recorded on this SA objective for these residential site options.

The three site options (RE23, CE42 and NE11) which would provide for uses which are non-residential are expected to result in no new homes being delivered in Cannock Chase. These sites are therefore not expected to affect accessibility to healthcare facilities in the District. A negligible effect has therefore been recorded for this SA objective for these mixed use site options.

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

The effects of the mixed use site options 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 in close proximity to existing recreational facilities, areas of open space and public rights of way (PROWs).

Appendix F

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. All 12 of the mixed use site options considered 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 site options in relation to access to open spaces for leisure and recreation. 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 [\[See reference 6\]](#). For most of the mixed use site options however, the amount of new housing which would be provided onsite uncertain meaning that the potential for this minor positive effect has not been identified. For six of the mixed use site options an uncertain minor negative is expected to be combined with this significant positive effect. Although these six mixed use site options are located within walking distance of more than one area of open space or/and 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 site options. Of all 12 mixed use site options considered four (C375/CE58, RE23, NE8/N57, and NE11) would provide leisure uses, recreational uses and/or open space as part of their development. This type of provision is expected to amplify any significant positive effect identified for these three sites on this SA objective. However, as sites NE11 and C375/CE58 contain a PROW and an area of open space within their boundaries the mixed use development to be provided at these locations may result in the loss of the current uses provided. An uncertain minor negative effect is therefore also expected on this SA objective.

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

Although the provision of new services and facilities as part of new mixed use development would help to make community services and facilities more accessible in the District information about the precise uses which would be included at most of the mixed use site options has not been provided. The location of the mixed use sites which contain residential development and are allocated in the Local Plan however would affect the number of services and facilities 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,

In order to assess 'good access', Cannock Chase Council has identified a hierarchy of centres in the current Local Plan (Part 1) through Policy CP11. 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). 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. Five of the mixed use site options (R127/RE24/H20/E5, CE42, C113, C432/CE61 and C375/CE58) 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. Three of the mixed use site options are located within or at the edge of one of the Local Centres identified in Policy CP11 of the Local Plan (Part 1) meaning an uncertain minor

Appendix F

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.

The three remaining mixed use site options are not located within any of the centres identified in Policy CP11 of the current Local Plan (Part 1). Only one of these site options (C373/CE55) is located within walking distance of a sustainable transport link (within 1km of a railway station or 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. Three mixed use site options (RE23, NE8/N57 and NE11) have therefore been identified as having a significant negative effect on this SA objective given that they are not located within close proximity of an identified centre or a public transport node which might provide 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

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 were land which is identified as an existing employment sites identified by the Council or has historic employment use has been proposed for allocation as mixed use which would reduce its potential to provide employment opportunities.

The exact uses which will be provided at most of the mixed use sites in the District is unknown at this stage however it has been identified that all sites other than C113, C375/CE58, RE23 and NE11 would provide a specific element of employment as part of the overall development. Sites which have been

Appendix F

identified as being larger when considered against all other mixed use site options 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 sites (R127/RE24/H20/E5 and C373/CE55) are expected to have this significant positive effect on this SA objective. As the exact proportion of each 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/RE24/H20/E5 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 use will be lost if re-development of the site for the proposed mixed use was to proceed and the number of any replacement jobs proposed by the redevelopment is uncertain.

Eight of the mixed use site options 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. The minor positive effect expected in relation to SA objective for mixed use site option C432/CE61 is expected to be combined with a minor negative effect as the site is currently in use as an employment site which is likely to be lost due to development at this site. However, this mixed site option is expected to include an area employment land. The overall mixed effect is reflective of the potential for new employment uses to be provided, in addition to the potential loss of current employment uses at the site.

The remaining two mixed use site option (C375/CE58 and RE23) would provide for non-employment related development, namely a combination of residential development and leisure uses and leisure uses only respectively. As such these sites are not expected to make a significant contribution to local economic growth or provide for a high number of new employment opportunities or provide for diversity in the local job market. A negligible effect has therefore been recorded for this mixed use site options in relation to this SA objective.

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

As none of the mixed use sites are located within town centres, the development of all 12 mixed use site options would not help to enhance the appearance of the built environment in those areas, or encourage people to visit and use town centre locations to the benefit of their vitality and viability. As such negligible effects have been identified for the mixed use site options considered for this SA objective.

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

Judgements about the likely effects of the mixed use site options on the historic environment have been based on the distances between the site options and designated heritage assets. Where a residential site option lies within areas covered by Conservation Area Appraisals, the Historic Environment Character Assessment (HECA) and the Cannock and Rugeley Historic Character Assessments, this information has also been used to determine the likely impact of development on the character of the surrounding area.

One mixed use site option (C373/CE55) has been identified as having a potential significant negative effect on the built and historic environment. This site includes the Scheduled Monument Moated Sites and Bloomery in Courtbanks Convert and as such acts to provide its setting. The significant negative effect has been scored in light of the potential high sensitivity of this area to development, particularly when considering that development may impact upon the significance of designated heritage assets and that of their respective settings.

Appendix F

Six of the remaining mixed site options have been identified as having a minor negative effect on this SA objective. These residential site options have been identified within the Cannock Chase District HECA (October 2009) or the Cannock and Rugeley Historic Character Assessments as being of moderate historic value or as having medium sensitivity to change. These sites may alternatively be located within relatively close proximity of a designated heritage asset. Sites which have been scored as having a minor negative effect due to their proximity to a designated heritage asset are likely to be sufficiently screened from the development site as to avoid significant negative effects on their significance or that of their setting.

Five of the mixed use site options considered are expected to have a negligible effect on the built and historic environment in the District. One site option (C375/CE58) is not located within close proximity of any designated heritage assets and is not located in an area which is assessed in the Cannock Chase District HECA (October 2009) or the Cannock and Rugeley Historic Character Assessments. The remaining four sites (CE42, C432/CE61, C113 and CE56/C326) are located within areas which are covered by Cannock Historic Character Assessment and Cannock Chase District HEA respectively. CE42 has been identified as lying within HUCA 17 – East of Bridgtown, C432/CE61 is located within HUCA 15 – North of Watling Street, C113 lies within CHECZ 1 – West of Pye Green and CE56/C326 is located within CHECZ 12 - East of Heath Hayes. These sites have been identified as being of low value in terms of recorded heritage assets and therefore a negligible effect is expected for each site in relation to this SA objective.

As 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, all effects expected on SA objective 17 are uncertain.

Appendix F

Table F.4: Summary of SA Scores for Gypsy and Traveller Site Options

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

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

Gypsy and Traveller site options 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 Traveller 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.

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 Traveller sites cannot be determined at this strategic level of assessment (as site surveys have not been undertaken). This would need to be determined once more specific proposals are developed and submitted as part of a planning application. Distances of 250m and 1km have been used as an indication of proximity, as there are no standard distance thresholds available and it is recognised that the distance over which effects may occur vary between habitats and species and the types of effect being considered. This level of detail cannot be determined as part of the SA.

All the Gypsy and Traveller site options are within close proximity of either an internationally, nationally or locally designated biodiversity or geodiversity site. Of the six Gypsy and Traveller sites, only two site options (GT4 and GT5) are likely to have an uncertain significant negative effect on biodiversity and geodiversity as both these sites lie within 250m of Cannock Extension Canal SAC and SSSI which are internationally and nationally designated sites respectively.

Appendix F

The remaining four site options are located within 250m of at least one locally biodiversity or geodiversity designated site and are therefore expected to have an uncertain minor negative effect.

All six of the site options are located within 15km of the Cannock Chase SAC, therefore a minor negative but uncertain effect is also 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. 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.

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

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

Development within any of the AQMAs that have been declared in Cannock Chase or adjoining authorities is likely to have a negative effect on air pollution as increased vehicle traffic from population growth in those areas could compound existing air quality problems, although 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 and GT5) are located within or connected via road to an AQMA within Cannock Chase or the Walsall AQMA [See reference 7](the Walsall AQMA is declared in the neighbouring authority Walsall Metropolitan Borough Council). and are therefore identified as having a minor negative effect. Furthermore, all 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.

Appendix F

In addition to the minor negative effects identified above, significant negative effects are identified for sites GT2, GT3 and GT4 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.

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.

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

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.

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.

Appendix F

The remaining five site options (GT1, GT2, GT3, GT4 and GT5) 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

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

The development of new Gypsy and Traveller sites on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies caravans, mobile homes and park homes intended for permanent residential use as a 'highly vulnerable use', which is suitable in areas of flood zone 1 but would require an exception test in flood zone 2 and is unsuitable in flood zones 3a and 3b. Consultation comments received from the Environment Agency in relation to the SA Scoping Report are reflective of this approach and taking a precautionary approach all sites within flood zone 3 (regardless of it being 3a or 3b) are expected to have a significant negative effect in relation to this SA objective.

While new development in any location may offer good opportunities to incorporate sustainable drainage systems (SuDS), and therefore have a

Appendix F

positive effect in terms of reducing flood risk, this would depend on the design of the proposed development and not on the location of the site.

All of the Gypsy and Traveller site options are located outside of flood zones 2 and 3. However as previously mentioned, five of the six site options (GT1, GT2, GT3, GT4 and GT5) are located on greenfield land and as such a minor negative effect is expected for these sites. Site option GT6 is situated on brownfield land and therefore a negligible effect is expected in relation to SA objective for this site only.

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

The Cannock Chase AONB 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 AONB, 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.

Outside of designated landscape areas, where development will take place on greenfield land, the character of the local environment is more likely to be affected. The emerging Landscape Character Assessment for Cannock Chase District divides the District into a number of Landscape Character Types (LCTs) and assesses their sensitivity to development. The remaining five Gypsy and Traveller site options (GT1, GT2, GT3, GT4 and GT5) are located within LCTs that were assessed as being moderately sensitive to new development, therefore a minor negative effect is identified for these sites.

Appendix F

However, all effects on this SA objective are uncertain given that precise impacts will be dependent in part upon the design of new development which is not yet known.

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

The development of new Gypsy and Traveller 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 methods but also by designing new developments which incorporate space for storage and collection of recyclables). However, this is not yet known as waste generation is generally determined by individuals' attitudes and behaviour towards waste and therefore all effects are uncertain in relation to this SA objective.

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 was identified as having a potential minor positive effect on this SA objective as it is located on brownfield land, while the remaining five site options (GT1, GT2, GT3, GT4 and GT5) 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

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.

Appendix F

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 three site options GT2, GT4 and GT5 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

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 six 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

The effects of new Gypsy and Traveller sites on this SA objective will depend to some extent on the availability of school and college places to serve the growing population, which is unknown at this stage. While new schools may be allocated in the new Local Plan, their potential locations were not taken into account in the appraisal of Gypsy and Traveller site options against this SA objective as there is not enough certainty at this stage about their delivery.

Effects on this SA objective therefore depend on how accessible existing schools and colleges are from Gypsy and Traveller site options, although there

Appendix F

are uncertainties as the effects will depend on there being capacity at those schools and colleges to accommodate new pupils.

As all of the six 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.

SA objective 11: Reduce crime and the fear of crime

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) were identified.

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

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. However, all as all six of the Gypsy and Traveller site options are not located within 600m of any healthcare facility, a minor negative effect is expected on all site options.

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

The effects of the Gypsy and Traveller sites allocated in the Local Plan on this SA objective will depend in part on the provision of open space and green infrastructure within the new development, which is unknown at this stage. However, proximity to existing recreational facilities and areas of open space will also influence effects on this objective, particularly if these facilities are within walking distance (taken to be 600m).

All six 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

The location of the Gypsy and Traveller sites allocated in the Local Plan will not affect the number or range of services in a particular location; however where Gypsy and Traveller sites are developed in close proximity to existing services and facilities, residents are likely to have good access to these services and

Appendix F

facilities. This proximity to services and facilities in the District is also likely to help limit the perception of isolation which new residents experience.

In order to assess 'good access to a number of existing services and facilities', Cannock Chase Council has identified a centres hierarchy in the current Local Plan (Part 1) through Policy CP11. This classifies settlements in the District as either the strategic sub-regional centre of Cannock, Town Centres (Cannock, Rugeley or Hednesford), District Centres (Hawks Green) or Local Centres (Norton Canes, Heath Hayes, Chadsmoor, Bridgtown, Fernwood Drive and Brereton). Proximity to these centres can be used as an indicator of proximity to most services and facilities in the District with more of such services and facilities likely to be accessible at the Town Centres and variable numbers of services and facilities likely to be accessible at the District Centre and Local Centres.

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 and therefore an uncertain minor positive effect has been recorded in relation to this SA objective.

In contrast, site option GT2 is not located within or at the periphery of Cannock, Rugeley, Hednesford, Hawks Green District Centre, any Local 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.

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

Appendix F

may allow for access to services and facilities further afield. A minor negative effect is therefore expected for site option GT6.

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

All six Gypsy and Traveller site options are located on land that is currently not in employment use so a negligible effect is likely on all site options. 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 in Cannock.

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

No Gypsy and Traveller site option is 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)

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

Appendix F

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) have been used to inform the likely effects.

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.

Development at the remaining five 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.

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.

Appendix F

Table F.5: Summary of SA Scores for Green Space and Recreation Site Options

SA Objective	C64/H30	CS1
SA1: Biodiversity and geodiversity	+?	++?
SA2: Pollution	0	0
SA3: Previously development land	0	0
SA4: Climate change	+	+
SA5: Flooding	0	0
SA6: Landscape and townscape	+	++
SA7: Waste	0	0
SA8: Sustainable transport	0	+
SA9: Housing	0	0
SA10: Education	0	0
SA11: Crime	0	0
SA12: Health	+	+
SA13: Recreation	++	++
SA14: Services and facilities	0	0
SA15: Economy	0	0
SA16: Town centres	0	0
SA17: Historic environment	?	?

Appendix F

Due to the nature of Green Space and Recreation sites (which are unlikely to include much development, if any), negligible effects are expected for the following SA objectives:

- SA objective 2 - Pollution
- SA objective 3 – Previously developed land
- SA objective 5 – Flooding
- SA objective 7 – Waste
- SA objective 9 – Affordable housing
- SA objective 10 – Education
- SA objective 11 – Crime
- SA objective 14 – Services and facilities
- SA objective 15 – Economy
- SA objective 16 – Town centres

Notable effects (all positive) have been identified for SA objectives 1, 4, 6, 8, 12, 13 and 17 as shown in Table F.5. These effects are summarised below.

Green Space and Recreation site options are expected to generate positive effects on SA objective 1: biodiversity and geodiversity. This is because the provision of new open spaces is likely to support the creation of space for new habitats and also may help to promote wider habitat connectivity in the District. The extent of positive effects may vary depending on the type of provision (for example new playing pitches are likely to have limited biodiversity value when compared to new semi-natural/natural greenspace). As the precise type of open space which is to be made is unknown at this stage the effects are uncertain. A significant positive effect is likely for site option CS1 as it is a relatively large site (over 3ha) and therefore has potential to provide increased space for new habitats. Site option C64/H30 is considered to be relatively small (under 3ha) and so a minor positive effect is expected.

Appendix F

Positive effects are identified for SA objective 4: climate change as it is recognised that green space can play a role in terms of reduce contributing factors to climate change. This includes beneficial impacts relating to reducing flood risk, limiting the potential for heat island effect and carbon sequestration. However, as site options of any size are likely to play a small role in terms of reducing impact on climate change in the District at large, a minor positive effect is likely for both sites.

New Green Space and Recreation sites are likely to help enhance the character and appearance of the surrounding area, regardless of their location. Larger sites may potentially provide increased opportunities for positive effects. Therefore, as site CS1 is relatively large (over 3ha) a significant positive effect is expected in relation to SA objective 6: landscape and townscape). Given that site C64/H30 is a smaller site (less than 3ha), the positive effect expected is likely to be minor.

With regards to encouraging the use of SA objective 8: sustainable transport, neither site option is located within 1km of a railway station. However, both site options have several bus stops within close proximity (350m) which may increase the likelihood of potential users of the site option to access them using sustainable mode of transport. A minor positive effect is likely for site option CS1 as bus stops within close proximity to the site are served every between every 15 and 30 minutes. However, as the bus stops on Rawnsley Road which are within close proximity of site C64/H30 are only served every 60 minutes a negligible effect is likely.

As well as enhancing the environmental surrounds of an area, the provision of Green Space and Recreation sites is also likely to help to contribute to improving public physical and mental wellbeing in the District. This type of provision is likely to help encourage residents to partake of opportunities for physical activities. As such a minor positive effect is likely for both site options in relation to SA objective 12: health.

Significant positive effects are expected in relation to SA objective 13: recreation for both site options. This type of provision is likely to directly help

Appendix F

address this SA objective given that the allocation of land as open space is likely to result in increased opportunities for residents to partake of outdoor recreation in the District.

Neither Green Space and Recreation site option is located within close proximity of a designated historic asset. Uncertain effects are recorded in relation to SA objective 17: historic environment. Impacts of the safeguarding of green space upon the character of the District will be influenced by the specific use, design and layout of that open space and these details are currently unknown. It is uncertain if the use of this land as formal open space would be appropriate in a historic landscape context.

- 4
- 5
- 6
- 7

Appendix G

Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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

Table G.1: Summary of SA scores for the Local Plan Vision and objectives

SA objective	Local Plan Vision	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	+	+	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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Local Plan Vision	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8
SA12: Health and wellbeing	+	++	++	0	0	+	0	0	0
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

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.

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 pollution 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 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.

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

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 effect is likely in relation to SA objective 3: previously developed land for objective 4.

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.

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 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.

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

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.

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 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

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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

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.

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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	+	+?
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

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.

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 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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

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.

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 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.

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

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.

Four reasonable alternative policy options were considered in relation to the policy approach to promoting social inclusion and healthy living in the Local 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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A	Option B	Option C	Option D
SA8: Sustainable transport	0	0	0	+
SA9: Housing	-?	-?	-?	-?
SA10: Education	+	+	+	+
SA11: Crime	0	0	0	0
SA12: Health and wellbeing	++	++	++	++
SA13: Recreation	++	++	++	++
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

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.

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

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.

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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 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.

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.

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

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 are presented in the Issues and Options document being considered by the Council to determine the appropriate approach to address objective 3.

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.

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 Table G.4 to Table G.8.

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.

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

- 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.
- 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.

Table G.4: Summary of SA scores for overall housing growth policy options

SA objective	Option A	Option B	Option C	Option D
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	0	0	0
SA12: Health and wellbeing	?	?	?	?
SA13: Recreation	?	?	?	?

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A	Option B	Option C	Option D
SA14: Services and facilities	?	?	?	?
SA15: Economy	?	?	?	?
SA16: Town centres	?	?	?	?
SA17: Historic environment	?	?	?	?

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

Table G.5: Summary of SA scores for meeting overall housing growth policy options

SA objective	Option A	Option B1	Option B2	Option C1	Option C2	Option C3
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	0
SA8: Sustainable transport	++/-?	++/-	++/-?	++/-	++/-	++/--
SA9: Housing	+/-	++/-	+/-	++/-	++	++
SA10: Education	+	+?	+?	+/-	+/-	--/+
SA11: Crime	0	0	0	0	0	0
SA12: Health and wellbeing	+/-?	+/-?	+/-?	+/-?	+/-?	--?/+
SA13: Recreation	+/-?	+/-?	+/-?	--?/+	--?/+	--?/+
SA14: Services and facilities	++	+?	+	+?/-	+?/-	--/+?
SA15: Economy	+/-?	+/-?	+++	+/-?	+/-?	--?/+
SA16: Town centres	++	+	+	+	+	+?
SA17: Historic environment	--?/+	--?/+	--?/+	--?	--?	--?

Description of effects of policy options considered for overall housing growth in relation to SA objectives

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.

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.

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.

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 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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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

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 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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.).

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 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.

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 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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 there may be opportunities for the re-use of brownfield land which might otherwise help to improve local character.

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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 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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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 an increasing number of journeys being made by private vehicle.

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 of new services and facilities as well as the potential for new/improved sustainable transport provision. The negative effect expected in combination with a minor positive effect for Option C3, is likely to be significant considering that this

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

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 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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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, 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),

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 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,

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

Hednesford and Norton Canes which corresponds with Proportionate Dispersal Location PD3 set out in the Greater Birmingham HMA Strategic Growth Study [See reference 8] 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.

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 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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

links. As such an uncertain significant positive effect is expected in relation to this SA objective for Option B2.

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.

Table G.6: Summary of SA scores for affordable housing percentage policy options

SA objective	Option A	Option B
SA1: Biodiversity and geodiversity	0	0
SA2: Pollution	0	0
SA3: Previously developed land	0	0
SA4: Climate Change	0	0

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A	Option B
SA5: Flooding	0	0
SA6: Landscape and townscape	0	0
SA7: Waste	0	0
SA8: Sustainable transport	0	0
SA9: Housing	++	++/-?
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	0	0
SA16: Town centres	0	0
SA17: Historic environment	0	0

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.

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

- 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.

Table G.7: Summary of SA scores for housing mix policy options

SA objective	Option A	Option B	Option C	Option D
SA1: Biodiversity and geodiversity	0	0	0	0
SA2: Pollution	0	0	0	0
SA3: Previously developed land	0	0	0	0
SA4: Climate Change	0	0	0	0
SA5: Flooding	0	0	0	0
SA6: Landscape and townscape	0	0	0	0
SA7: Waste	0	0	0	0
SA8: Sustainable transport	0	0	0	0
SA9: Housing	++	++	++	+/-
SA10: Education	0	0	0	0
SA11: Crime	0	0	0	0
SA12: Health and wellbeing	0	0	0	0
SA13: Recreation	0	0	0	0
SA14: Services and facilities	+	+	+	--?/+
SA15: Economy	0	0	0	0

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A	Option B	Option C	Option D
SA16: Town centres	0	0	0	0
SA17: Historic environment	0	0	0	0

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 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.8: Summary of SA scores for Gypsy, Traveller and Travelling Showpeople housing needs policy options

SA objective	Option A	Option B	Option C	Option D
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
SA8: Sustainable transport	?	+/-?	-	?
SA9: Housing	+/-	++	++	++/-
SA10: Education	?	+/-?	-	?
SA11: Crime	0	0	0	0
SA12: Health and wellbeing	?	++/-?	+/-?	?
SA13: Recreation	?	++/-?	+/-?	?
SA14: Services and facilities	?	+/-?	-?	+
SA15: Economy	?	+/-?	-?	?
SA16: Town centres	?	+/-?	-?	?
SA17: Historic environment	?	-	-?	?

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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

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

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 and tenures, with Option C also requiring specific percentages of mixes of

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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).

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

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

Requiring the combination of Gypsy, Traveller and Travelling Showpeople accommodation at new large housing sites could help to promote a more 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.

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 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 this these reasons.

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

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 and Table G.11 which are presented later in this document, contain 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.

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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 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	-?	?	?	-?	-?

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A	Option B1	Option B2	Option C1	Option C2
SA13: Recreation	-?	?	?	-?	-?
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

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.).

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 in increased levels of air pollution. Focussing employment development within

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

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)

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

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 Green Belt has the potential to adversely impact a number of biodiversity designations. This includes Cannock Chase SAC and SSSI and Chasewater and the

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 in relation to climate change given that it allows for employment development at Green Belt locations without focussing on Kingswood Lakeside where

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

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 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.

Table G.10: Summary of SA scores for other employment land

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	+	+/-
SA8: Sustainable transport	+	+
SA9: Housing	0	0
SA10: Education	0	0

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A	Option B
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

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.11: Summary of SA scores for other employment land and the economy and skills policy options

SA objective	Option A	Option B
SA1: Biodiversity and geodiversity	+	+
SA2: Pollution	+	+
SA3: Previously developed land	+	+
SA4: Climate Change	+	+
SA5: Flooding	0	0

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A	Option B
SA6: Landscape and townscape	0	0
SA7: Waste	0	0
SA8: Sustainable transport	+	+
SA9: Housing	0	0
SA10: Education	+	+
SA11: Crime	+	+
SA12: Health and wellbeing	0	0
SA13: Recreation	0	0
SA14: Services and facilities	+	+
SA15: Economy	++?	++/-?
SA16: Town centres	0	0
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

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.

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 provide the

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

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 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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

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.

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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

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.

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.12 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.12: 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	+?	++?	++
SA5: Flooding	0	0	0

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A	Option B	Option C
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

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 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.

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

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 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

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.

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.13 below. The potential sustainability effects are described below the table.

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 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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

appropriate to the local context e.g. Masterplan, prospectus, Supplementary Planning Documents, Neighbourhood Plan etc.

Table G.13: 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
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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A	Option B	Option C	Option D
SA16: Town centres	++/-	++	++/-?	++?
SA17: Historic environment	0	0	0	0

Description of effects of policy options for town centres in relation to SA objectives

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.

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 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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 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

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.

A number of reasonable alternative policy options were considered in relation to each policy option group for inclusion in the Local Plan. Table G.14 and Table G.15 present the potential sustainability effects for the biodiversity and geodiversity policy options and the Cannock Chase SAC policy options. This section summarises the SA findings for the preferred policy directions set out below Strategic Objective 4 in the Preferred Options Local Plan.

Table G.16 and Table G.17 which are presented later in the document, contain 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.

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)

Table G.14: Summary of SA scores for biodiversity and geodiversity policy options

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A	Option B
SA12: Health and wellbeing	0	0
SA13: Recreation	0	0
SA14: Services and facilities	0	0
SA15: Economy	0	0
SA16: Town centres	0	0
SA17: Historic environment	0	0

Cannock Chase SAC policy options

- Option A: Update the Cannock Chase SAC Policy CP13 as necessary to reflect the updated evidence

Table G.15: Summary of SA scores for Cannock Chase SAC policy options

SA objective	Option A
SA1: Biodiversity and geodiversity	++
SA2: Pollution	+
SA3: Previously developed land	0
SA4: Climate Change	+
SA5: Flooding	0
SA6: Landscape and townscape	++
SA7: Waste	0
SA8: Sustainable transport	+

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A
SA9: Housing	-?
SA10: Education	+
SA11: Crime	0
SA12: Health and wellbeing	+
SA13: Recreation	+
SA14: Services and facilities	0
SA15: Economy	0
SA16: Town centres	0
SA17: Historic environment	0

Description of effects of policy options considered for biodiversity and geodiversity, and the Cannock Chase SAC in relation to SA objectives

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.

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

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.

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.

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

Landscape character and Cannock Chase Areas 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

Table G.16: Summary of SA scores for landscape character and Cannock Chase AONB policy options

SA objective	Option A	Option B	Option C
SA1: Biodiversity and geodiversity	+	+	+
SA2: Pollution	0	0	0
SA3: Previously developed land	+	+?	+
SA4: Climate Change	0	0	0
SA5: Flooding	0	0	0
SA6: Landscape and townscape	++?	++	++
SA7: Waste	0	0	0
SA8: Sustainable transport	+	+	+
SA9: Housing	-	--?	-
SA10: Education	0	0	0
SA11: Crime	0	0	0
SA12: Health and wellbeing	+	+	+
SA13: Recreation	+	+	+
SA14: Services and facilities	0	0	0
SA15: Economy	0	0	0
SA16: Town centres	0	0	0

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A	Option B	Option C
SA17: Historic environment	0	0	0

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
- Option C: As above but incorporating a District-wide Interpretation Strategy policy framework

Table G.17: Summary of SA scores for historic environment policy options

SA objective	Option A	Option B	Option C
SA1: Biodiversity and geodiversity	+	+	+
SA2: Pollution	0	0	0
SA3: Previously developed land	+	++	++?

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A	Option B	Option C
SA4: Climate Change	0	0	0
SA5: Flooding	0	0	0
SA6: Landscape and townscape	++	++	++
SA7: Waste	0	0	0
SA8: Sustainable transport	0	+	0
SA9: Housing	-	+?/	-
SA10: Education	0	0	0
SA11: Crime	0	0	0
SA12: Health and wellbeing	0	+	0
SA13: Recreation	0	+	0
SA14: Services and facilities	0	0	0
SA15: Economy	+	+	+
SA16: Town centres	+	++?	+
SA17: Historic environment	+	++	++?

Description of effects of policy options considered for landscape character and the historic environment in relation to SA objectives

The two groups of policy options considered directly seek to protect, conserve and enhance the natural landscape and built historic environment of Cannock

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 in a minor positive effect in relation to SA objective 16. The current policy 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.

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 heritage opportunities but in a more generic rather than site specific manner meaning the significant positive effect is uncertain.

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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

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.

Three reasonable alternative policy options were considered in relation to the policy approach to supporting a greener future in the District through the Local

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

Plan, as shown in Table G.18 below. The potential sustainability effects are described below the table.

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 such as water efficiency, energy efficiency, low carbon/renewable technologies and include in local plan policy.

Table G.18: 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	+	++	++

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

SA objective	Option A	Option B	Option C
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	+	+	+
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

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.

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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 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.

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.

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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.

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.

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

Appendix G Summary of SA findings for the policy options considered at the Issues & Options stage, 2019

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

Appendix H

Record of site options considered by the Council at the Issues and Options and Preferred Options stages

Appendix H Record of site options considered by the Council at the Issues and Options and Preferred Options stages

Table H.1: Record of site options between the Issues and Options and Preferred Options stages

Site ref	Use considered	Site name	Was site appraised as reasonable alternative at Issues and Options stage?	Was site appraised as reasonable alternative at Preferred Options stage?	Is the site allocated in Local Plan Preferred Options?
C17	Residential - 10 dwellings	St. Chad's Courtyard, Cannock Road, Chadsmoor	No	Yes	Yes, H46
C63	Residential -25 dwellings	Land adjacent and to the rear of 419-435, Cannock Road, Hednesford	Yes	Yes	Yes, H18
C64	Residential -60 dwellings	Land at Rawsley Road, Hazel Slade	Yes	Yes	Yes, H30
C75	Residential -16 dwellings	Former club at end of Arthur Street, Wimblebury, Cannock	Yes	No	No
C80	Residential -119 dwellings	Land opposite Keys Park football ground, Keys Park Road, Hednesford	Yes	No	No
C81	Residential – 30 dwellings	Land at Chapel Street, Heath Hayes	No	Yes	Yes, H34
C84	Residential -150 dwellings	Land to the East of Wimblebury Road, Heath Hayes	Yes	Yes	No
C85	Residential -	Car sales and printers, Mill Street, Cannock	No	Yes	No
C86	Residential – 24 dwellings	Land at Walsall Road, Avon Road, Hunter Road, Hallcourt Lane, Cannock	No	Yes	Yes, H38
C84/C279	Residential – 410 dwellings (includes the capacity of 150 homes from the Additional Sites from Development Capacity Study)	Land east of Wimblebury Road at Bleak House, Heath Hayes	No	Yes	Yes, SH2
C115	Residential -10 dwellings	Land at Newlands Lane, Heath Hayes	Yes	Yes	No
C116(a)	Residential -700-937 dwellings	Land south of A5190, Lichfield Road, Heath Hayes (Phase 1)	Yes	Yes	No
C116(a), C489 and C352	Residential - 875 dwellings	South of Lichfield Road	No	Yes	Yes, SH1
C116(a) and C116(b)	Residential – 700 dwellings	Land south of A5190, Lichfield Road, Heath Hayes	No	Yes	No
C116 (b)	Residential -784 dwellings	Land south of A5190, Lichfield Road, Heath Hayes (Phase 2)	Yes	Yes	No
C116(b)	Safeguarded Country Park	Land south of A5190, Lichfield Road, Heath Hayes	No	Yes	Safeguarded Country Park
C116(c)	Residential – 160 dwellings	Land south of A5190, Lichfield Road, Heath Hayes	No	Yes	No

Appendix H Record of site options considered by the Council at the Issues and Options and Preferred Options stages

Site ref	Use considered	Site name	Was site appraised as reasonable alternative at Issues and Options stage?	Was site appraised as reasonable alternative at Preferred Options stage?	Is the site allocated in Local Plan Preferred Options?
C118	Residential – 92 dwellings	Land at Cardinal Griffin School, Cannock	No	Yes	No
C121	Residential -45 dwellings	Land to the rear of Longford House, Watling Street, Cannock	Yes	Yes	Yes, SH3
C122(b)	Residential – 39 dwellings	Former Iron Foundry, New Hayes Road, Rawnsley	No	Yes	No
C125	Residential -6 dwellings	Land adjacent to Newhall Farm, Lichfield Road, Cannock	Yes	No	No
C127	Residential – 83 dwellings	Rumer Hill Industrial Estate, Cannock	No	Yes	No
C136	Residential -13 dwellings	Land adjacent to 29 Cumberlede Hill, Cannock Wood	Yes	Yes	No
C137	Residential -32 dwellings	Land at Hayfield Hill, Cannock Wood	Yes	Yes	No
C152	Residential -21 dwellings	26-28 Wolverhampton Road, Cannock	Yes	Yes	Yes, H39
C171	Residential -70 dwellings	Land off Rugeley Road, Hazelslade, Cannock	Yes	Yes	No
C174	Residential -10 dwellings	Land at the Bungalow, Rugeley Road, Hazelslade, Cannock	Yes	Yes	No
C176	Residential -26 dwellings	Land at Rawnsley Road, Hednesford	Yes	Yes	No
C177	Residential -28 dwellings	Land at Girton Road/Spring Street, Cannock	Yes	Yes	Yes, H35
C178	Residential -13 dwellings	County Grounds Depot, Cannock Road, Cannock	Yes	No	No
C220(a)	Residential -33 dwellings	Site A - Oaklands Industrial Estate, Lower Road, Hednesford, Cannock	Yes	Yes	No
C220(b)	Residential -33 dwellings	Site B - Image Business Park, East Cannock Road, Hednesford, Cannock	Yes	Yes	No
C222(a)	Residential – 21 dwellings	Virage Court, Cannock South, Bridgtown	No	Yes	No
C222(d)	Residential -12 dwellings	Roman Court, Cannock South, Bridgtown	Yes	No	No
C237	Residential – 13 dwellings	268 Bradbury Lane, Hednesford	No	Yes	Yes, H44
C264	Residential -1,069	Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock	Yes	Yes	No
C264(a)	Residential -37 dwellings	Parcel A of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of John Street/Wimblebury Road)	Yes	Yes	No
C264(b)	Residential -195 dwellings	Parcel B of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land east of Sycamore Road/Hawthorne Road)	Yes	Yes	No

Appendix H Record of site options considered by the Council at the Issues and Options and Preferred Options stages

Site ref	Use considered	Site name	Was site appraised as reasonable alternative at Issues and Options stage?	Was site appraised as reasonable alternative at Preferred Options stage?	Is the site allocated in Local Plan Preferred Options?
C264(c)	Residential -63 dwellings	Parcel C of Land to the East of John Street/Wimblebury Road, Wimblebury, Cannock (Land south of Littleworth Road)	Yes	Yes	No
C264(d)	Residential -629 - dwellings	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)	Yes	Yes	No
C264(e)	Residential -145 dwellings	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)	Yes	Yes	No
C265	Residential -2,820 dwellings	Land to the East of John Street/Wimblebury Road and West of Cannock Wood Road, Wimblebury, Cannock	Yes	Yes	No
C269	Residential -26 dwellings	Blackford's Former Working Men's Club, Cannock Road, Cannock	Yes	No	No
C270	Residential -116 dwellings	Former Parker Hannifin Site, Walkmill Lane, Cannock	Yes	No	No
C279	Residential -340 dwellings	Land east of Wimblebury Road at Bleak House, Heath Hayes	Yes	No (considered together with C84)	No
C309	Residential – 33 dwellings	TNT Express, Wimblebury Road, Cannock	No	Yes	No
C323	Residential – 12 dwellings	Virage Point, Green Lane, Cannock	No	Yes	No
C342	Residential -1,100 dwellings	Land at West Cannock Farm (south west of Brindley Heath Road), Hednesford	Yes	Yes	No
C352	Residential -50 Residential	Heath Hayes Football Club, Coppice Colliery Sports Ground, Newlands Lane, Heath Hayes	Yes	Yes	No
C364	Residential -10 dwellings	The Tackeroo, Bracken Close, Hednesford	Yes	No	No
C376	Residential -10 dwellings	Former Cannock Wood Colliery Tip, New Hayes Road, Cannock Wood	Yes	Yes	No
C399	Residential -29 dwellings	Land at junction of New Hayes Road and Ironstone Road, Cannock Wood	Yes	Yes	No
C400	Residential -18 dwellings	Land at Cumberledge Hill, Cannock Wood (north of Courtbank Farm)	Yes	Yes	No
C401	Residential -15 dwellings	Land adjacent to 18 Cumberledge Hill, Cannock Wood	Yes	Yes	No
C402	Residential -6 dwellings	Land to the rear of 40-46 Hayfield Hill, Cannock Wood	Yes	No	No
C403	Residential – 2 dwellings	Land to the rear of Redmore Inn, Rugeley Road, Cannock Wood	Yes	No	No

Appendix H Record of site options considered by the Council at the Issues and Options and Preferred Options stages

Site ref	Use considered	Site name	Was site appraised as reasonable alternative at Issues and Options stage?	Was site appraised as reasonable alternative at Preferred Options stage?	Is the site allocated in Local Plan Preferred Options?
C404	Residential -26 dwellings	Land off Rugeley Road, Cannock Wood	Yes	Yes	No
C422(b)	Residential -10 dwellings	Blocks C-D, Beecroft Court, Beecroft Road, Cannock	Yes	Yes	Yes, H19
C433	Residential -120 dwellings	Land adjacent to Rugeley Road, Hazelslade	Yes	Yes	No
C457	Residential -10 dwellings	108, 102-106 High Green Court, Cannock	Yes	No	No
C467	Residential -40 dwellings	Land at Ironstone Road, Burntwood/Wimblebury	Yes	Yes	No
C488	Residential – 80 dwellings	Land west of Pye Green Road, Hednesford Cannock	No	Yes	Yes, H29
C489	Residential – 130 dwellings	Land at Newlands Lane, Heath Hayes	No	Yes	No
C498	Residential – 12 dwellings	Walsall Road, Cannock, WS11 5BU	No	Yes	Yes, H45
C507	Residential – 20 dwellings	Danilo Road Car Park, Cannock	No	Yes	Yes, H40
C509	Residential – 25 dwellings	Park Road Offices, Cannock	No	Yes	Yes, H36
C510	Residential – 25 dwellings	Police Station Car Park, Cannock	No	Yes	Yes, H37
C511 Part of CE46	Mixed use - leisure facilities/ retail/ food and beverage uses and/or residential. 40 dwellings	Avon Road/Hallcourt Lane, Cannock	No	Yes	Yes, H32 and M5
C521	Residential – 13 dwellings	243, Hill Street, Hednesford, Cannock	No	Yes	Yes, H43
NE1	Residential – 20 dwellings	Land off Norton Green lane, Norton Canes	No	Yes	Yes, H54
N3(b)	Residential -10 dwellings	Land at Burntwood Road and Norton East Road, Norton Canes	Yes	Yes	No
N13	Residential -450 dwellings	Land off Norton Hall Lane and Butts Lane, Norton Canes	Yes	No	No
N13(a)	Residential -120 dwellings	Land at Norton Hall Lane and Butts Lane, Norton Canes	Yes	Yes	No
N14	Residential -38 dwellings	Land adjacent to Norton Canes High School, Norton Canes	Yes	Yes	No
N15	Residential – 75 dwellings	Land at Washbrook Lane, Norton Canes	No	Yes	No
N18	Residential – 76 dwellings	Lime Lane/Watling Street, Norton Canes	No	Yes	No
N20	Residential -56 dwellings	Land at South of Long Lane, Norton Canes (Adjacent to Spinney Close)	Yes	Yes	No
N23	Residential -65 dwellings	Land off of 71 Burntwood Road, Norton Canes	Yes	No	No

Appendix H Record of site options considered by the Council at the Issues and Options and Preferred Options stages

Site ref	Use considered	Site name	Was site appraised as reasonable alternative at Issues and Options stage?	Was site appraised as reasonable alternative at Preferred Options stage?	Is the site allocated in Local Plan Preferred Options?
N24	Residential -84 dwellings	Land at north of Long Lane, Norton Canes (Adjacent to Norton Terrace)	Yes	Yes	No
N25	Residential -67 dwellings	Land off Walsall Road near Cherry Brook, Norton Canes	Yes	No	No
N33	Residential -175 dwellings	Land to the north of no.2 Hednesford Road, Norton Canes	Yes	Yes	Yes, SH5
N46	Residential -37 dwellings	Land at Red Lion Lane, Norton Canes	Yes	No	No
N49	Residential -180 dwellings	Land at Norton Canes between the A5 and M6 Toll	Yes	No	No
N49(a)	Residential -6 dwellings	Land at Norton Canes between the A5 and M6 Toll	Yes	No	No
N51	Residential -140 dwellings	Land between Greyhound Stadium and M6 Toll, Norton Canes	Yes	Yes	No
N52	Residential -570 dwellings	Land north of Norton Hall Lane, Norton Canes	Yes	Yes	No
N63	Residential -63 dwellings	Land at Commonsides, Norton Canes	Yes	Yes	No
N64	Residential -100 dwellings	Land east of Long Lane, Norton Canes	Yes	Yes	No
N65	Residential -500 dwellings	Land west of Long Lane, Norton Canes	Yes	Yes	No
N66	Residential -20 dwellings	Parcel of Land to north of Norton Hall Lane, Norton Canes	Yes	Yes	No
N67	Residential -13 dwellings	272 Hednesford Road, Norton Canes	Yes	Yes	No
N68	3.75ha – dwellings not specified	Land between Lime Lane and Norton Road, Norton Canes	Yes	Yes	No
N73	Residential – 445 dwellings	Land off Hednesford Road, Norton Canes	No	Yes	No
N74	Residential – 180 dwellings	Land off Burntwood Road, Norton Canes	No	Yes	No
N75	Residential – 360 dwellings	Land off Lime Lane, Little Wyrley	No	Yes	No
R9	Residential -85 dwellings	Aelfgar School, Taylors Lane, Rugeley	Yes	Yes	Yes, H48
R16	Residential -79 dwellings	Pear Tree Primary School, Hardie Avenue, Rugeley	Yes	Yes	Yes, H21
R18	Residential -40 dwellings	Land at The Mossley, off Armitage Road, Rugeley	Yes	Yes	Yes, H49 (together with R18(a))
R18(a)	0.02ha, dwellings not specified	Parcel of land at The Mossley off Armitage Road	Yes	Yes	Yes, H49 (together with R18)
R18 and R18(a)	Residential -				

Appendix H Record of site options considered by the Council at the Issues and Options and Preferred Options stages

Site ref	Use considered	Site name	Was site appraised as reasonable alternative at Issues and Options stage?	Was site appraised as reasonable alternative at Preferred Options stage?	Is the site allocated in Local Plan Preferred Options?
40 dwellings	Land at The Mossley, off Armitage Road, Rugeley	No (appraised separately)	Yes	Yes, both allocated as H49	
R20	32	Land at end of Wharf Road, Rugeley	Yes	No	No
R22	Residential -23 dwellings	Former Exterior Profiles Ltd. Gregory Works, Armitage Road, Brereton	Yes	Yes	Yes, H52
R23	Residential -27 dwellings	Main Road, Brereton (between Cedar Tree Hotel and Library)	Yes	Yes	Yes, H25
R28	Residential -300-520 dwellings	Land at Springs Farm, Brereton	Yes	Yes	No
R29	Residential -15 dwellings	Land to the north of Armitage Lane, Rugeley	Yes	Yes	No
R30	Residential -1 dwelling	Lakeside smallholding, Hagley Drive, Rugeley	Yes	No	No
R32	Residential -33 dwellings	Land East of The Meadows, Armitage Lane, Brereton	Yes	Yes	Yes, SH4
R33	Residential -76 dwellings	Land adjacent to The Birches, Rugeley	Yes	Yes	No
R37	Residential -30 dwellings	Land North of Stile Cop, Rugeley	Yes	Yes	No
R38	Residential -190 dwellings	Land at Hagley Park Farm and Jones Lane, Rugeley	Yes	Yes	No
R39	Residential -1 dwellings	Land Adjacent to No.1 Forge Row, Slitting Mill, Rugeley	Yes	No	No
R43(a)	Residential -93 dwellings in total with R43(b)	Former Kodak Processing Site and Transport Depot, Redbrook Lane Industrial Estate, Brereton	Yes	Yes	Yes, H47 (alongside R43(a))
R43(b)	Residential -93 dwellings in total with R43(a)	Former Milk Depot, Redbrook Lane Industrial Estate, Brereton	Yes	Yes	Yes, H47 (alongside R43(b))
R43(a) and R43(b)	Residential - 93 dwellings	Former Kodak Processing Site and Transport Depot and Former Milk Depot, Redbrook Lane Industrial Estate, Brereton	No	Yes	Yes, both allocated as H47
R43(c,d,e,f,g)	Residential -24 dwellings	Sites at Redbrook Lane Industrial Estate, Brereton	Yes	Yes	No
R43(h)	Residential -24 dwellings	Land at Redbrook Lane, Brereton	Yes	Yes	No
R74	Residential -25 dwellings	Land between Stonehouse Road and Stafford Brook Road, Etching Hill, Rugeley	Yes	Yes	No
R83	Residential – 181 dwellings	Land at Gorse Lane, Cherry Tree Road, Rugeley	No	Yes	No
R90	Residential – 10 dwellings	Land fronting Sheep Fair and the Old Mill, Rugeley	No	Yes	No
R106	Residential-33 dwellings	Land between Stonehouse Road and Shooting Butts Road, Etching Hill, Rugeley	Yes	Yes	No

Appendix H Record of site options considered by the Council at the Issues and Options and Preferred Options stages

Site ref	Use considered	Site name	Was site appraised as reasonable alternative at Issues and Options stage?	Was site appraised as reasonable alternative at Preferred Options stage?	Is the site allocated in Local Plan Preferred Options?
R112	Residential -68 dwellings	Land between the Rising Brook and Hednesford Road, Rugeley	Yes	Yes	No
R126	Residential -15 dwellings	Old Engine Cottage, Colliery Road, Brereton, Rugeley	Yes	No	No
R127	Residential – 1,000 dwellings	Rugeley Power Station, Rugeley	Previously appraised as mixed use – R127/RE24)	Yes	Yes, H20
R129	Residential - 2 dwellings	Land at Treetops/Brook View, Rugeley	Yes	No	No
R139	Residential -10 dwellings	Heron Court, Heron Street, Rugeley	Yes	Yes	Yes, H27
R145/RE19	Residential – 28 dwellings	Market Street garages, Rugeley (incorporating BT telephone exchange)	No	Yes	Yes, H24
R156	Residential-90 dwellings	Land adjacent to Birchbrae, Chaseley Road, Rugeley	Yes	Yes	No
R157	Residential -49 dwellings	Land at Chaseley Road/Stafford Road, Etchinghill, Rugeley	Yes	Yes	No
R158	Residential -25 dwellings	Land at Stonehouse Road, Etchinghill, Rugeley	Yes	Yes	No
R159	Residential -54 dwellings	Land at Greenfields Farm, Rugeley	Yes	Yes	No
R187	Residential – 20 dwellings	Land adjacent to Heathfields Farm, Chaseley Road/Stonehouse Road, Etchinghill, Rugeley	No	Yes	No
R189	Residential – 20 dwellings	Land off Lichfield Road, Rugeley	No	Yes	Yes, H53
R194	Residential – 18 dwellings	Pear Tree Youth Centre, Hislop Road, Rugeley, WS15 1LS	No	Yes	Yes, H26
R208	Residential – 27 dwellings	Castle Inn, 141, Main Road , Brereton	No	Yes	Yes, H51
CE4(e)		Employment - 1.9ha	Kingswood Lakeside, Blakeney Way, Cannock	Yes	No
CE4(h)	Employment - 6.2ha	Kingswood Lakeside, Blakeney Way, Cannock	Yes	No	No
CE7(d) and CE7(f)	Employment - 1.7ha	Former Hawkins Works, Watling Street, Bridgtown, Cannock	Yes	No	
	No				
CE18	Employment - 9.15ha	Kingswood Lakeside Extension 2	Yes	No	No
CE19	Employment - 9.4ha	Site between A5 and M6 Toll	Yes	Yes	Yes, E12
CE20	Employment - 10ha	Watling Street Business Park	Yes	No	No
CE63	Employment - 4.11ha	Former Rumer Hill Industrial Estate, Cannock	Yes	Yes	Yes, E3

Appendix H Record of site options considered by the Council at the Issues and Options and Preferred Options stages

Site ref	Use considered	Site name	Was site appraised as reasonable alternative at Issues and Options stage?	Was site appraised as reasonable alternative at Preferred Options stage?	Is the site allocated in Local Plan Preferred Options?
CE68	Employment	110 Walsall Road, Cannock, WS11 0JB	No	Yes	Yes, E2
KLS	Employment - 66.5ha	Kingswood Lakeside Employment Area (includes the sites CE4(a)and CE4(h))	Yes	No	No
NE2	Employment - 2.2ha	Land off Norton Hall Lane, Butts Lane, Norton Canes	Yes	No	No
NE5	Employment - 2.12ha	Turf Field, Watling Street/Walsall Road, Norton Canes	Yes	Yes	Yes, E10
NE6	Employment - 5.08ha	Jubilee Field, Lime Lane/Watling Street, Norton Canes	Yes	Yes	No
NE9	Employment - 0.3ha	Land at Norton Canes between the A5 and M6 Toll	Yes	No	No
NE10	Employment - 12.18ha	Land south of A5, Norton Canes	Yes	No	No
RE2(a)	Employment - 1.4ha	Towers Business Park Phase 2, Wheelhouse Lane, Rugeley	Yes	No	No
RE3	Employment - 2.2ha	Former Power Station off A51 (adjacent to Towers Business Park), Rugeley	Yes	Yes	Yes, E4
RE4	Employment - 0.8ha	Towers Business Park, Phase 2, Wheelhouse Road, Rugeley	Yes	No	No
RE7	Employment	Power Station Road (Land South of Rugeley Eastern By-pass), Rugeley	No	Yes	Yes, E7
RE8	Employment	Power Station Road, Rugeley	No	Yes	Yes, E8
RE27	Employment - 1.81ha	Land at Power Station Road/A51, Rugeley	Yes	No	No
RE29	Employment	Land at the Academy Early Years Childcare (Former Talbot Public House), Main Road, Brereton*	No	Yes	Yes, E6
TBP	Employment - 44ha	Towers Business Park Employment Area (includes the sites RE2(a) and RE4)	Yes	No	No
CE42	Mixed use - employment and other non-residential uses, 3.25ha	Former ATOS Origin Site, Walsall Road, Cannock Mixed use - employment and other non-residential uses	Yes	No	No
CE54/C119	Mixed use - residential, employment and other non-residential uses, 1.6ha. 30 dwellings	Former Severn Trent Plc Land, Wedges Mills	Yes	Yes (appraised as C119)	No
CE56/C326	Mixed use - residential, employment and other non-residential uses, 4.4ha. 100 dwellings	Land south of Cannock Road, Norton Road and Wimblebury Road, Heath Hayes	Yes	Yes (appraised as C326)	No

Appendix H Record of site options considered by the Council at the Issues and Options and Preferred Options stages

Site ref	Use considered	Site name	Was site appraised as reasonable alternative at Issues and Options stage?	Was site appraised as reasonable alternative at Preferred Options stage?	Is the site allocated in Local Plan Preferred Options?
C113	Mixed use – residential and community use, 900 dwellings	Land to the West of Pye Green Road, Hednesford	Yes	No (appraised as C113(c), C113(f) and C113(g))	No
C113(c)	Residential – 196 dwellings	Land to the West of Pye Green Road, Hednesford	No	Yes	No
C113(f)	Residential – 78 dwellings	Land to the West of Pye Green Road, Hednesford	No	Yes	Yes, H17
C113(g)	Residential – 80 dwellings	Land to the West of Pye Green Road, Hednesford	No	Yes	Yes, H16
C129	Mixed use – residential and employment. 51 dwellings	Corner of Uxbridge Street & Market Street, Hednesford	No	Yes	Yes, M9
C373/CE55	Mixed use - residential, employment and other non-residential uses, 37ha. 270 dwellings	Land at Court Bank Farm, Cannock Wood	Yes	Yes, (appraised as C373)	No
C375/CE58	Mixed use – residential and leisure use, 20ha. 50 dwellings	Land to the west of Beaudesert Golf Club, off Rugeley Road, Hednesford	Yes	Yes (appraised as C373 (a) and (b))	No
C432/CE61	Mixed use – residential and employment use. 185 dwellings and 0.8ha employment land	Gestamp, Walting Street/Wolverhampton Road, Cannock	Yes	Yes	No
C462	Mixed use – residential/employment. 0.7ha	Land at Market Street/Victoria Street, Hednesford	No	Yes	No
C504/CE73	Mixed use - leisure use/ food and beverage and some complementary retail/ residential/ a hotel or office space at upper levels). 40 dwellings	Multi Storey Car Park, Market Hall and Retail Units, Church Street, Cannock	No	Yes	Yes, M1
C505	Mixed use -hotel and conferencing facilities/ residential uses. 15 dwellings	Park Road Bus Station, Cannock	No	Yes	Yes, M2
C506/CE40	Mixed use – residential/ retail or commercial office use/ new decked car park. 35 dwellings	Beecroft Road Car Park	No	Yes	Yes, M3
C508	Mixed use – offices/ ancillary retail and leisure/ residential. 20 dwellings	Backcrofts Car Park, Cannock	No	Yes	Yes, M4
C527/CE74	Mixed use – residential/ employment	Former co-op supermarket building, Anglesey Street	No	Yes	Yes, M10

Appendix H Record of site options considered by the Council at the Issues and Options and Preferred Options stages

Site ref	Use considered	Site name	Was site appraised as reasonable alternative at Issues and Options stage?	Was site appraised as reasonable alternative at Preferred Options stage?	Is the site allocated in Local Plan Preferred Options?
NE8/N57	Mixed use - residential, employment and other non-residential uses, including recreation/tourism, 3.3ha. 50 dwellings	Wyrley Grove, Lime Lane, Little Wyrley	Yes	Yes (appraised as N57)	No
NE11	Mixed use - recreation and tourism uses, 8.1ha	Former Grove Colliery, Little Wyrley	Yes	No	No
RE20	Mixed use – residential/employment	Leathermill Lane/Trent and Mersey Canal Corridor	No	Yes	Yes, M8
RE23	Mixed use – leisure use, 38ha	Former Brereton Colliery, Colliery Road, Rugeley	Yes	No	No
RE25/R128	Mixed use - residential, employment and other non-residential uses, 10ha. 113 dwellings	Land at Coalpit Lane, Brereton, Rugeley	Yes	Yes (appraised as R128)	No
R127/RE24	Mixed use - residential, employment and other non-residential uses, 55ha. 800 dwellings	Rugeley Power Station, Rugeley	Yes	Yes (appraised as R127)	Yes, H20
R143/RE15	Mixed use – residential/employment. 50 dwellings	Rugeley Market Hall and Bus Station, Rugeley	No	Yes	Yes, M6
R144/RE16	Mixed use – residential/employment. 30 dwellings	Land at Wellington Drive, Rugeley	No	Yes	Yes, M7
GT1	Gypsy and traveller site	Land at Albutts Road, Commonside, Norton Canes	Yes	No	No
GT2	Gypsy and traveller site	Land to the rear of Woodlands Caravan Park, Lime Lane, Little Wyrley	Yes	No	No
GT3	Gypsy and traveller site	Land at former Golf Course, Lichfield Road, Cannock	Yes	No	No
GT4	Gypsy and traveller site	Turf Field, Watling Street/Walsall Road, Norton Canes	Yes	No	No
GT5	Gypsy and traveller site	Jubilee Field, Lime Lane/Watling Street, Norton Canes	Yes	No	No
GT6	Gypsy and traveller site	Land at Cannock Wood Road, Rawnsley	Yes	No	No
C64	Green space and recreation site	Land at Rawnsley Road, Hazel Slade	Yes	Yes	No
CS1	Green space and recreation site	Former Cannock Stadium, Pye Green Road, Chads Moor	Yes	No	No

References

- 1** The Walsall AQMA is declared in the neighbouring authority Walsall Metropolitan Borough Council.
- 2** Ministry of Housing, Communities & Local Government (February 2019) National Planning Policy Framework
- 3** This threshold is based on the policy set out in the Design SPD with regards to onsite open space and play provision.
- 4** The Walsall AQMA is declared in the neighbouring authority Walsall Metropolitan Borough Council.
- 5** Ministry of Housing, Communities & Local Government (February 2019) National Planning Policy Framework
- 6** This threshold is based on the policy set out in the Design SPD with regards to onsite open space and play provision.
- 7** The Walsall AQMA is declared in the neighbouring authority Walsall Metropolitan Borough Council.
- 8** GL Hearn and Wood (February 2018) The Greater Birmingham HMA Strategic Growth Study

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